



Town Council Work Session
Tuesday, July 22, 2025, 3:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254).

If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. PLANNING COMMISSION DECISIONS (3:00-3:05PM)

PLANNING COMMISSION DECISIONS

II. LEGISLATIVE REVIEW (3:05-3:15PM)

INTERGOVERNMENTAL AGREEMENT TO FORM A COALITION TO INTERVENE IN XCEL
PUBLIC UTILITY COMMISSION PROCEEDING (RESOLUTION)

III. MANAGERS REPORT (3:15-4:00PM)

PUBLIC PROJECTS UPDATE
MOBILITY UPDATE
SUSTAINABILITY UPDATE
HOUSING UPDATE
OPEN SPACE UPDATE
COMMITTEE REPORTS
FINANCIALS
BRECKENRIDGE EVENTS COMMITTEE
COMMUNICATIONS UPDATE

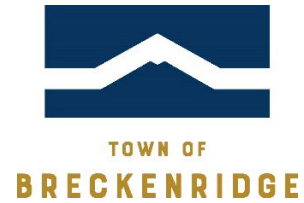
IV. OTHER (4:00-4:30PM)

STABLES VILLAGE REPORT

V. PLANNING MATTERS (4:30-5:30PM)

NEIGHBORHOOD PRESERVATION POLICY DISCUSSION
RUNWAY NEIGHBORHOOD DEED RESTRICTION/LOTTERY DISCUSSION
RUNWAY NEIGHBORHOOD VERTICAL PRICING UPDATE

**VI. EXECUTIVE SESSION FOR REAL PROPERTY AND CONTRACT NEGOTIATIONS AND
LEGAL ADVICE (5:30-6:15PM)**



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: July 16, 2025
Subject: Planning Commission Decisions of the July 15, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, July 15, 2025:

CLASS A APPLICATIONS:

1. [BGV Entrada Parcel 7 Employee Housing, 11030 State Hwy 9, PL-2024-0500:](#)
A proposal to construct 40 deed restricted, one-bedroom, workforce housing units in one building at the northeast corner of CO Highway 9 and Huron Road, with access off Highway 9. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

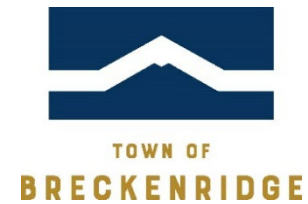
CLASS C APPLICATIONS:

1. [232 Morning Star Residence, 232 Morning Star Drive, PL-2025-0167:](#)
A proposal to construct a new single family residence with 7,090 sq. ft. of density, with 5 bedrooms, 5.5 bathrooms, and a three vehicle garage. *Approved.*
2. [Cirillo Cedars Townhome Addition, 505 Village Rd. Unit 8R; PL-2025-0171:](#)
A proposal to add 472 sq. ft., finish loft are to create a third bedroom and third bathroom, expansion of kitchen level, and reconfiguration of exterior front windows and front entry shed roof. *Approved.*
3. [Gastman Duplex Addition, 18 Timber Hill Drive, PL-2025-0176:](#)
A proposal for an addition of 902 sq. ft. to an existing 3,026 sq. ft. duplex residence with 5 bedrooms, 4 bathrooms, and a one-car garage. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo



To: Town Council
From: Sarah Crump, Senior Planner
Date: July 16, 2025 for meeting of July 22, 2025
Subject: BGV Entrada Parcel 7 Employee Housing, 11030 State Highway 9; PL-2024-0500
Planning Commission Approval Summary

A Final Hearing for the BGV Entrada Parcel 7 Employee Housing project located at 11030 State Highway 9, was held by the Planning Commission on July 15, 2025. The application proposes to construct 40 deed-restricted, one-bedroom, workforce housing units in one building at the northeast corner of the site. The property is subject to recently approved Development and Annexation Agreements between the applicants and the Town. The Development and Annexation Agreements provisions supersede the Land Use Guidelines and Development Code regarding land use, density, mass, height, and parking requirements.

The Commission found the proposal complied with all applicable Absolute Policies and received a passing score of zero (0) points under the Relative Policies at this final hearing. The Commission approved the project with a motion that passed 7 to 0.

Staff will be available at the meeting to answer any questions.

[Link to the Planning Commission Packet](#)





Breckenridge South

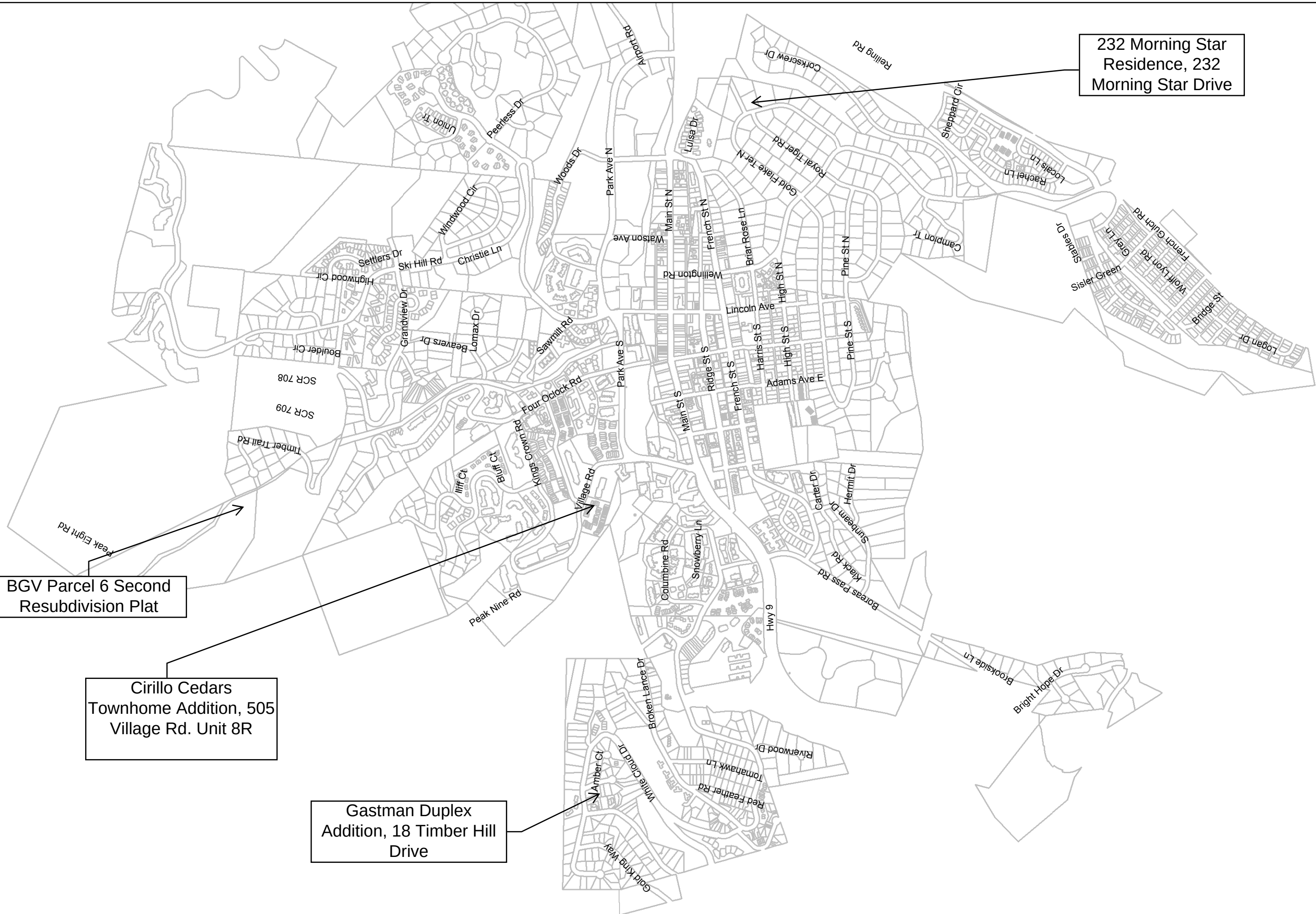


232 Morning Star
Residence, 232
Morning Star Drive

BGV Parcel 6 Second
Resubdivision Plat

Cirillo Cedars
Townhome Addition, 505
Village Rd. Unit 8R

Gastman Duplex
Addition, 18 Timber Hill
Drive



PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Propper.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra – remote	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the June 17, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the July 15, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments.

CONSENT CALENDAR:

1. 232 Morning Star Residence (EM), 232 Morning Star Drive, PL-2025-0167
2. Cirillo Cedars Townhome Addition (SVC), 505 Village Road Unit 8R, PL-2025-0171
3. Gastman Duplex Addition (EM), 18 Timber Hill Drive, PL-2025-0176

With no call-ups, the Consent Calendar was approved as presented.

FINAL HEARINGS:

1. BGV Parcel 7 Entrada Employee Housing (AB), 11030 State Hwy 9, PL-2024-0500

Ms. Brackett presented a proposal to construct 40 deed-restricted, one-bedroom, workforce housing units in one building at the northeast corner of CO Highway 9 and Huron Rd., with access off Highway 9.

Commissioner Questions / Comments:

Mr. Frechter: How do the emergency bollards work? Who controls them? (Ms. Brackett: The Applicant can speak to that.) Is there enough room for people who mistakenly try to turn into the project from Huron to do a U-turn and get back out at the drive access for the storage facility? (Amelia: Yes, there is room.)

Ms. Gort: There does not seem to be anywhere for residents to sit outside. With forty residential units, It'd be nice to have some kind of outdoor space. (Amelia: The site is very constrained. At the very least, we wanted to make access to nearby trails, safe crossings, and sufficient buffering at the corner of the intersection.) I would like to see a bench or something somewhere for future residents.

Mr. Giller: I think Elaine's question has a lot of merit. I look forward to hearing from the applicant.

Mr. Graham Frank, Breckenridge Grand Vacations: The fire department will control the keys in the future to the breakaway bollards. In the event of emergency, they'll just knock them down, and then you can re install the latch. But the keys are turned over at CO. In terms of Elaine's questions, the landscape plan shows the picnic table highlighted at the south end of the site. That area got reduced because we had to move the dumpster to that side, but we still did still keep that area outside. We believe that this is a huge community benefit and something that's needed. We're excited about it. We've been here to talk to you about a few big and glamorous projects over the last couple of months. But this is the one that maintains the heartbeat of the community with places for people to live and stepping stone living. These units are designed for the small family of 3 or the growing family to be in and step through and out of these units. A place where a person can move in, have ownership, and then move on but be comfortable for a number of years. This makes us really excited about the project. I think the feedback we have gotten and worked

through on a very constrained site has made a meaningful impact. I think it's a site that works really well now, working through with the Engineering team. We have created the best we can achieve on such a small site. I think that we've created something that's as good as we can achieve in a very small site, so we're excited about this. Again, as the other projects, we just thank you for the feedback in the process. It's been meaningful.

No public comments.

Mr. Frechter: I appreciate BGV constructing this project and having to deal with the economic constraints and limited constraints on the lot. I still think density like this should have been on the North Gold Rush Lot, but I sound like a broken record.

Mr. Leas: I think we've gotten as good a project as we can get. Given the circumstances, and I've said it before, and I'll say it again. I feel that the Town Council has hamstrung the Planning Commission with the exemptions and restrictions that they put on us to do the job that we otherwise would have done. But given those circumstances, I think we end up with a good project.

Mr. Giller: It's a good project. I think it was responsive to the preliminary design or preliminary hearing comments, plus the technical input from Town Engineering. I like it.

Mr. Giller made a motion to approve the BGV Parcel 7 Entrada Employee Housing project, seconded by Mr. Frechter. The motion passed 7 to 0.

PRELIMINARY HEARINGS:

1. BGV Parcel 6 Second Resubdivision Plat (AB), TBD Timber Trail Road, PL-2025-0148

Ms. Brackett presented a proposal to create 14 new single-family lots and associated easements off an extension of Timber Trail Road by replatting Parcel 6 of the remainder of Tract C, Peak 8 Subdivision. The approved April 9, 2024 Development Agreement between the Town and BGV, and Amended Peak 7&8 Master Plans, contemplated the eventual subdivision of this parcel into 14 single-family residential lots.

Commissioner Questions / Comments:

Ms. Gort: Which way are people/skiers coming from uphill? (Mr. Kulick: The right side is the uphill side. You have to orient the bridge to be downhill as you go from right to left. The ski back is relatively flat, so having the bridge should make the ski back a little easier at that point.) Is there a low spot that younger kids will get stuck in? (Mr. Kulick: There probably is a low spot in that journey, but the bridge is designed to take advantage over the current situation.)

Mr. Giller: Was this earlier concept called Victory instead of Valor Ridge? (Mr. Kulick: Yes, there are standards from the county to eliminate confusion. There was another Victory subdivision so there was direction to make it less similar). Victory Ridge is still on the title block for the bridge drawing.

Mr. Leas: It would be helpful to explain the bridge and trail for members that are not familiar with that area of the ski resort. Where is it giving access from and to? (Mr. Kulick: I can help. Where it comes off the main public part of the ski area, near Trygve's, it is a nondescript entrance. It is primarily servicing the Timber Trail neighborhood. The trail goes along the end of the street, near the proposed location of the bridge and further down to provide the ski back access to Timber Trail. A short walk on the trail. You could even continue from where it terminates on 4 o'clock Run Road further down. Take off your skis, cross the street, and get on to 4 o'clock Run. The intent of the access is for the existing Timber Trail neighborhood. The trail will be bifurcated by the road, people will take off their

skis, walk, and then get back on the snow. The easements were drawn for the Timber Trail Filing Two. It had both access easements, so if a road was continued, there was the right to put a road in there, but also the skier access. So that's what necessitates the grade separation of the trail and the road.) So that skier access does not connect with the skier access that runs on the other side of timber trail behind the houses, and also terminates at the top of 4 o'clock. Is that right? (Mr. Kulick: It is a separate one. The beachfront row of homes has direct ski-in ski-out access to Timber Trail. Then there's the lower trail that goes beyond the lower side of Timber Trail, and then the 4 o'clock subdivision. It's a much smaller kind of single-track trail through there that also ends up in switchbacks. If you took off your skis, you would essentially reconnect to 4 o'clock run. 99% of the people that are using this trail are Timber Trail guests or residents versus people that are trying to continue on further in the town.) Thank you.

Mr. Smith: The removal of the existing trees - Is there going to be efforts to maintain the current stand of trees? Or is it going to be nuked and replanted? (Ms. Brackett: Staff does not want to nuke and replant. They have a current approved tree removal permit to remove dead and dying trees. The access used to access the lots will align with the proposed ROW. As each lot gets developed, staff will review the individual lot tree removals and proposed landscaping.) Thank you.

Ms. Gort: Can you explain the setback issue? And your concerns? For example, Lot 9; share your concerns. (Ms. Brackett: There's certainly a variety of what disturbance envelopes look like out there in the town, and some, you know, some are more generous than others. We're not necessarily suggesting the applicants make them significantly smaller, but just to say, if you look at some of the plats that are out there they're pretty small relative to these lots. However, with respect to the applicant's concerns about the funky shapes and the flexibility of placing, we're trying to find a middle ground. Looking at Lot 9. The concern with this one, for instance, is if you can see these are all basically the setbacks. This setback goes all the way to where the private drive would end. And so what you've effectively got there is that somebody could put a house and then have a deck go all the way up to the private access easement. Whether or not it would functionally happen like that I can't say for sure, but the point is that the envelope itself is supposed to help make sure that nobody is able to do that. And so, pulling the envelope back away from an access point like that ensures that it's very clear this is not an area to be disturbed, and we want to bring it back away from some of the more public areas and the impacts on adjacent properties. There's also this general concern that the envelopes are meant to limit disturbance overall and protect a fair amount of open space on the lot. We don't have a percentage, but we know that that's the intent. For example, pulling back some edges that are too close to the adjacent lot and making sure the edge is protected to ensure there's not a deck, hot tub, or building built there. It's just going to be open space, which is the intent of the envelope. So again, it's somewhere in the middle of the setback, and then pulling it all the way. We're not asking for a literal footprint of a house, but you know again, it's like I said, a little nuanced.) (Mr. Kulick: The preliminary direction that we've shared with the applicants is, look at primarily the adjacent subdivision, Timber Trail. There's slightly smaller envelopes on some of those smaller lots and there's maybe a little more generous envelope on the larger lots. There's obviously a lot of areas set aside for protection due to disturbance envelope. But I think that the suggestion is that maybe mimic the adjacent subdivision, or maybe some other similar subdivisions like Shock Hill in terms of the scale of the envelope. That's the measure we're trying to achieve.

Mr. Truckey: Staff's recommendation on envelopes is partly to the question that came up earlier, preserving trees. You're generally not supposed to disturb the trees outside of the disturbance envelope. So, if the envelope shrunk more, we'll be able to preserve more of

that buffer. Given that there's going to be trees removed for defensible space that are closer to the home.

Mr. Leas: Are you suggesting that perhaps there's a precedent in Timber Trail and perhaps Shock Hill for a less generous building envelope? (Mr. Kulick: I think less being the optimal word. I think that they're still generous in those neighborhoods, but they are less generous than what's proposed. So, we're not saying that you have to restrict it so much that you don't have any flexibility of siting your home or anything. We're shooting for something that there is some precedent behind, and I think Timber Trail is really similar to this subdivision in terms of price, scale, and character. This subdivision will probably look like just an extension to the timber trail to a certain extent.)

Mr. Giller: Does it apply to the house footprint or the house footprint plus decks and garage apron? (Ms. Brackett: Yes, all improvements, including decks, garage apron, and hot tubs must be within the envelope. The driveway is not required to be in the envelope.) (Mr. Kulick: Any kind of structure. Usually the retaining walls, if they're supporting the driveway, are exempt as well. Probably half of the retaining walls are associated with the driveway, so there's usually an exemption. The intent, outside of the driveway circulation, is everything should be contained within the envelope.)

Mr. Smith: There are some fairly steep slopes and I am guessing for constructing the home, there should be consideration for retaining walls other than driveway related. (Mr. Kulick: Our general expectation is to work with the lot. We're not trying to artificially bench or provide artificial fill. But in limited areas where they have to cut out, they're trying to do a walkout lower level, you might see some retention.)

Ms. Propper: I was also thinking along the lines of Elaine as far as the disturbance envelopes are concerned. I was wondering whether the proposed landscaping along the Timber Trail Road would impact the disturbance envelopes? Like changing the shape or encroachment. (Ms. Brackett: The proposed landscaping is within the right of way. So they should not impact the envelopes.)

Graham Frank, Breckenridge Grand Vacations: Great questions. We have been meeting with the teams to discuss the building envelopes. We tried to mimic Timber Trail with the flexibility that comes with these lots. They're all very nuanced lots. If you're up there; contours, slopes, views. There isn't a one size fits all to these envelopes. Especially when you look at a lot like Lot Number 9. Orienting that house at the bottom of the page you could get 2 entirely different views. You could get a peaks view or you could get a Continental divide view, and you have plenty of space to move within that lot, and we're trying to provide that flexibility. What we tried to do was look at the limitation of our 7,500 sq. ft. and placing it in different orientation on the lot. Additionally, I want everybody to understand the health of this stand of trees that is up there. We worked with Planning and we removed what we thought were all dead or dangerous trees up there. When we met with the fire department on site, we stepped back from an area because a tree fell literally where we were meeting. There is beetle kill and root rot everywhere. When we finished our removal with what was acceptable to staff, the large wind event this past week blew down 26 additional trees. We need to understand that this is not a healthy, vibrant tree stand. We'd like to maintain some of the mature trees but also flexibility in putting in some spruces, some new lower trees. Right now, you're screening between lot lines. If you planted a series of toothpicks in the ground and 30 feet up, you have your first branches there's not a lot of screening. We want to make sure we're aligned with what we're trying to do. We are trying to maintain what is healthy up there, but we're also trying to maintain healthy lot sizes and setbacks between you and your neighbors. With that setback you can get the appropriate screening, but you also have the flexibility to build something special on some of the most special lots that will ever be done in Breckenridge, with the contours, with the views 360 degrees. So yes, we totally hear the desire to move back on some of these lot lines, but we are trying to do it while looking at the Timber Trail subdivision for continuity. We don't feel like Shock Hill is as applicable, because where those site disturbances are limited in Shock Hill there's huge slopes. That's where they pulled the

majority of those lot lines back to your comment for those huge slopes. Yes, we are working on it. We met with Chris and Amelia this week. Bill's team is looking at where we can physically pull back but we want to do that in a conscious fashion, to give people the best ability to develop these in a good fashion. Also, to understand we are not in a beautiful, healthy, vibrant stand of trees, I think that is critical for the conversation. The fire department said most of the trees have to be removed for defensible space with all of the standing dead and beetle kill, so we will work through that and we are open to the feedback. Additionally, I think it's important to describe the easement. The easement is for Timber Trail specifically. That's why it is a bit concealed. It is for those rows of houses, and we're still working with the neighborhood. They may have a desire not to have a bridge. We met with them as recently as today. We were up there asking what the best solution is. Is there a better solution to take your skis off, walk across the driveway, and go to the next 4 houses down the hill? They are looking at that, so they've come to us with that idea, because we are committed to maintaining that access over our driveway. But we're working with the neighborhood to say what is the best, and what is the least obtrusive to all of them. We obviously like the notion of not building and maintaining a bridge, and all of the liability that comes with that and all the footprint items that come with a bridge. If a bridge isn't necessary we would rather not use all the materials and the space to build a bridge up there if the neighborhood would rather have a walking path where you walk across the driveway and get back on. So, talking about kids, the use of the bridge, Elaine, to your comment, what are the slopes, little people, all of those things. So, we're still working with the neighborhood, and we will come back to the next meeting with that solution, and it's really driven by their desire. It's our commitment to maintain their access and that was our commitment from day one. We're still working through that with them, but as of today, that may be changing a bit. Our goal is continuity with the Timber Trail neighborhood. Our goal on the landscaping that we are putting in is what we believe is double what is required by code, because we think the new landscaping on both sides of the road will provide a better experience than what's there today, and keeping headlights from going into those lots as you go up that serpentine drive. We thought that that was very important. And so that is what we've done with that lower landscaping that we're doing on both sides of the road. All in all, we feel like this plan has provided access on all the sides of lots through the interior lots to the exterior lots and onto the snow. We feel like you can really ski home, even if you're walking across a street to get to your house. It's really a good experience to ski home. Put your skis on and leave in the morning with 2 different lifts that you can access, whether going down to the Snowflake, or whether going down to peak 8 so we are excited about this all in all. We think that the feedback has been very good. We will come back snipping the edges where we think we can to get those lot lines, the disturbance envelope smaller per the team's feedback. Overall, we think we're really moving to a great place here. And again, as the other projects appreciate, you guys support and feedback as we move through these.

Mr. Frechter: The main question is on the driveway locations. When you sell a lot, are you going to say, you know that your garage needs to be within so many feet of this proposed driveway? My concern is homes of this caliber that we've been approving, everyone wants their garage on the main level. But in some of these lots it's the driveway is at the bottom of the lot, not the upper part. So on a .6 acre lot, if they're going to want to put in a hundred foot driveway to go around the back that's using up a lot of their disturbance envelope and probably going to cost them a lot of points at 14% average grade.

Ms. Christie Matthew Leidal: We are not planning driveway access or restriction areas. We are, like Graham said, giving the future owners the flexibility on access and design of their homes.

Mr. Frechter: So, each property owner will have to come to us to deal with the points. If they want to design a house with a 100-foot driveway going behind the house, they will have to deal with the points and put in a lot of EV chargers. (Mr. Frank: Our desire is to provide that flexibility.)

Ms. Gort: You don't show any trees along Valor Drive, is there intention to match the trees there? (Mr. Frank: As you tier out over the maintenance facility, we were trying to maximize those views downhill and give them the ability to landscape that downhill side of their

lots versus us minimizing any views over the years down there, so that the intention was to stay focused on the main drive, and where headlights were potentially turning around the curves to prevent those into lots. Whereas Valor Drive there, on the lower side of the page, you're going directly in and into your lots.) Can you explain skier access to these lots? (Mr. Frank: Absolutely, for everything on the outside, you ski directly in and home. If talking about lot 7, come into the ski easement at lot 14 and into Lot 7. If you wanted to leave downhill, you could walk to the end of the cul-de-sac above lot 7, to come out the ski easement by the pond, or by lot 5. Either one of those. Going home at the end of the day, the interior lots would come into the upper side and walk downhill. You can see the easement to get in and out between lot 2 and 3. We were trying to provide easements throughout. There is also mountain access between 11 and 12. We've provided separate access there for Vail Resorts, and that is so if they ever have to replace the bull wheel on the top of Rip's Ride they would be able to get a mobile crane to replace the wheel. That was one of Vail Resort's requirements. So, Elaine, we've tried to be predictive getting people the legal ability in and out. What we have seen in these subdivisions, and especially lower where we looked at, parcel 4 and parcel 5, people find the path of least resistance and it's working really well. For example, when Michael Dudick and myself met with the head of the Timber Trail HOA today, he explained this neighbor is fine with us going through this yard, and this neighbor is fine with going through this yard, and it is pretty much a peaceful symbiotic existence. We expect that same thing, but we also wanted to give a few legal paths of travel trying to be as predictive as we as we could both uphill side and downhill through the development in case we didn't have that same symbiotic relationship among the neighbors.

Mr. Leas: So that 10' easement would be sufficient to get a crane from Timber Trail and onto Tygve's. (Mr. Frank: Correct, we worked with Vail Resorts to ensure equipment will fit. We will meet up to the re-grading that Vail completed last year. It was anticipated.)

Ms. Gort: So, the lot lines are supposed to be a right angles? (Mr. Frank: We were granted leniency on that through the development agreement, because of the geometry of the parcel and the access to the different lots. So we did what we believe is the best we could.) Why is it not going across between lot six and seven? You have made some weird angles there, is that for the access? (Mr. Frank: From Lot 7 to 6, we wanted to get to the appropriate grade. We see lot 6 accessing off of Heritage, and we see lot 7 off accessing off the upper side, probably from Timber Trail. So it was the delineation where those two driveways would be and trying to give those two lots the flexibility across those two sites, that's why you see that line jogging and heading up the hill across the cross slope. There was a method to the madness.)

Mr. Smith: Is there snow storage on the private drives? Or is it included in the private drive easement? (Frank: yes).

Mr. Giller: You spoke to the lodgepole pine trees and that some have root rot and beetle kill. Are there other trees in better condition? (Mr. Frank: When you are, when you're removing, you're trying to remove around bands because the lodgepoles work as basically an amoeba, and if you remove big areas of the interior, you start getting wind events that pull down whole sections. Christian from Beetle Kill Tree Guys was helpful in identifying the stands that could be preserved. We did chop the minimal amount of trees by hand to preserve the trees in good condition. The Planning staff has been up there to see what we have been doing.) I think we have a shared understanding of the symbiotic relationship of groups of lodgepole. Why wouldn't we identify a few of those, because we've all acknowledged they're important. Why wouldn't we identify some of those healthier groupings to protect them and not allow those to be in the building envelope? (Mr. Frank: We could look at that. I don't think if anything's in the middle of these lots that were, our intention would be to give the person the flexibility in the center of those

lots to build what they desire. If it was on the outside edges we could absolutely look and see if there are things that we could provide, you know, towards the outsides.) There are lots with not a lot of natural amenities, rock outcroppings, mixed forest. If the best natural amenity, besides the views, is healthy stands of lodgepoles, let's protect them. (Mr. Frank: We could look at where it's feasible to do that absolutely. I think it's good feedback Mike.)

No public comments.

- Mr. Frechter: Thank you for the presentation and discussion. 1) In terms of the question of reducing the building envelope and improving placement. I never knew Timber Trail existed until I think one of my first meetings. We reviewed a project, for of a home up there, and it's the only time I ever drove up there, and I was surprised to see the density and the close proximity of these large homes on the small lots. But that's what the market demands. I really believe that this is up to the developer because they have to sell this product. And I'd let the market drive this because most of the town and people aren't going to see this. I mean, even if you're skiing on Four O'clock Run. I really feel that I have no issue with the building envelopes, because they have to sell these lots, and we'll be able to review each home as we see it. I don't feel a driving need to change anything. 2) I think the bridge design is fine. 3) It's up to the developer, the homeowner, and the HOA, how much privacy they want! I think the general population is not going to be driving on these roads. So, it's up to them how much privacy they want. So, I don't think we should put any further restrictions on that.
- Ms. Gort: 1) I think I'd like to see some setbacks from the private road. 2) Just what I've kind of brought up before. Just ease for kids to get up and over and snowboarders. Look at the slope of it. 3) I think the landscaping is adequate. 4) no additional comments.
- Ms. Smith: 1) It would be nice to see the healthy tree stand taken into account and a little bit off of the private roads. Put in more thoughts in shrinking envelopes where it makes sense. Not infringing on rotating the house when developed by the owners. There are instances in each lot to make the lots more palatable for the neighbors. 2) The bridge is fine. 3) Landscaping is fine.
- Mr. Leas: 1) Regarding the disturbance envelopes, I was shocked to see what was drawn. This is what is typical of a standard subdivision and surprising to be in Breckenridge. I wish that I had a disturbance envelope that was like this in my neighborhood. I haven't done the percentage, but I probably have maybe 45% to 47% of the lot available for my home when I build it which made me have certain constraints. My neighbor, who came in and bought a spec house wanted a deck to be built along the disturbance line, which tapered from one end about 8 feet to 14 feet, and it wouldn't fit. It created an unusable lot. They had to go through a whole process with Planning to trade square footage. So the disturbance envelope was the same size but reconfigured in order to do that. I look at this and I see a certain lack of fairness in that. I think that that the marketability of these lots is not going to be impacted. They're going to sell these lots because they are premium lots, regardless of the building envelope. I respect what Graham is doing here, because it's prudent to make it easier for whoever buys it but for whatever reason, when my subdivision was done, that wasn't taken into consideration, and all of us who have built in that subdivision have had to configure their homes around the building envelopes which were restricted far more restrictive than these. Frankly, I'm surprised that that the Town doesn't have a formula for this. And frankly, it's probably too late to put that into the code, because this is the last subdivision that's going to be done. So that's a moot point. 2) The bridge appears to be fine. I have no comments on that. 3) The landscaping along the right of way seems adequate.

- Mr. Giller: It is a nice design, but I firmly believe the disturbance envelopes need to be designed. They are essentially setbacks as Mark said. One example would be healthy groves of lodgepole should be protected. Another thought would be, I would think you would want to protect the view sheds from various lots and design the building envelopes accordingly. That would also play into site impacts, driveway requirements and things like that. I really don't think Norris design has thought through the building envelopes. 2) The bridge design. I think it's compatible. Mark mentioned that we would have an opportunity to review a bridge design in the future. One question for me was lighting. I presume that would be included in any future design. 3) The landscaping along the roads, I believe, is adequate, as my fellow commissioners have said. 4) Under additional comments, I think that you are close but not quite there for a final hearing.
- Mr. Guerra: It seems obvious to me that the building envelopes are just following the setbacks, and that is not typical, having built houses in all the highest subdivisions in Breckenridge, including Timber Trail. This is not a typical building envelope. I understand the applicant wants to maximize as much as possible and give everybody the options. It breaks precedent in town, and so I would respectfully disagree with Alan and would ask the applicant to follow the guidelines of the staff and reduce the size of those building envelopes. 2) The bridge is fine, we'll be seeing it again, as everybody said. I'm good with that. 3) The landscaping is also fine, and I have no further comments.
- Ms. Propper: I agree with the other comments regarding the changes to the disturbance envelopes. I think that a number of important points have been raised, and I share that so I do think they should be revised. 2) I think the bridge design looks comparable to other ones in town. I think it's fine. I think Mike's comment about lighting is an interesting one. We'll look at that. 3) I think that the landscaping along the rights of way is adequate. 4) I don't have any further comments.
- Mr. Kulick: One final question. I think we're assuming that with some revisions, this would be ready for final. Would the Commission agree with that?
- Mr. Giller: Respectfully, I really think the building envelope question is requires a lot of thought. I wouldn't come back here with building envelopes at final. Is that what you're saying?
- Mr. Kulick: Yeah, we were asking if we thought it was ready for a final that there was something we didn't ask, but with the exception of the building envelopes, that they were close. They're meeting the intent of the development agreement but you're basically saying that you don't think they're ready for a final.
- Mr. Giller: It is a risk.
- Mr. Leas: I would agree with that. I think the building envelopes are a big enough issue that they should be addressed again in the preliminary stage before we go to the final.
- Ms. Gort: I concur.
- Mr. Truckey: I do think there is possibly another way to address it, and that's if Staff believes that they've addressed the envelopes issue sufficiently, we could bring it back as a final, and the Commission could continue the hearing if they felt the changes were not adequate. This would still give the opportunity to approve it at the next meeting if they've satisfied your desires. Would you be comfortable with that?
- Mr. Giller: Yes
- Ms. Gort: Yes
- Ms. Propper: Yes
- Mr. Guerra: Yes

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:54 pm.

Ethan Guerra, Chair



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Shannon Haynes, Town Manager
Jessie Burley, Sustainability and Parking Manager
Date: 7/15/2025 (for 7/22/2025)
Subject: Intergovernmental Agreement to Form a Coalition to Intervene in Xcel Public Utility Commission Proceeding (Resolution)

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

Staff requests that Council consider the attached intergovernmental agreement (IGA) for the purpose of organizing a coalition to intervene in Xcel's Mountain Energy Project proceeding before the Colorado Public Utilities Commission. The coalition will share costs associated with the intervention as set forth in Exhibit B to the proposed IGA.

Background

Xcel Energy, the primary provider of gas and electric energy to both the residences and businesses within the Town of Breckenridge, as well as the greater Summit County community, is currently engaged in a proceeding before the Colorado Public Utilities Commission seeking approval of their Mountain Energy Project. The Mountain Energy Project is Xcel's plan for addressing the increased demand for gas and electric energy in the mountain region over the next decade. All of the Summit County communities, including the Towns of Breckenridge, Frisco, Silverthorne, Dillon, Keystone, and Blue River as well as Summit County Government, recognize that this proceeding before the PUC is a unique opportunity to engage with Xcel on critical infrastructure and energy issues, including the development of additional infrastructure to support the provision of gas and electric service to the greater Summit County community as well as the implementation of a number of community-wide goals related to the sustainability and efficiency of gas and electric energy service provided by Xcel.

Public outreach/engagement

The Towns and Summit County have been engaging on this topic for several months, since the start of the proceeding before the PUC. There was also a Mountain Energy Project public hearing on June 25th at the Senior Center in Frisco.

Financial Implications

The intervention has been underway since approximately March of 2025, with Town staff taking the lead on engaging outside consultants and participating in the PUC proceeding on behalf of all of the entities that will be entering into the IGA. Projected costs for 2025 are approximately \$200,000; the Town's share of these costs if the IGA is adopted by all the partner entities will total approximately \$60,000.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Equity Lens

The Town's participation in the intervention enables it and the other partner entities to advocate for greater equity in how the costs of the Xcel Mountain Energy Project are passed on to users.

Staff Recommendation

Staff recommends that Town Council approve the IGA to officially form the coalition to intervene in the Xcel PUC proceeding and provide for the cost sharing set forth therein.

1
2 RESOLUTION NO. _____
3

4 SERIES 2025
5

6 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
7 SUMMIT COUNTY GOVERNMENT AND THE TOWNS OF BLUE RIVER, DILLON,
8 FRISCO, SILVERTHORNE, AND KEYSTONE TO FORM A MOUNTAIN COMMUNITY
9 COALITION TO INTERVENE IN THE XCEL MOUNTAIN ENERGY PROJECT
10 PROCEEDING BEFORE THE COLORADO PUBLIC UTILITIES COMMISSION
11

12 WHEREAS, Article XIV, Section 18(2)(a) of the Colorado Constitution and Part 2,
13 Article 1, Title 29, C.R.S., encourage and authorize the use of intergovernmental agreements for
14 the efficient and economical provision of governmental services; and
15

16 WHEREAS, the Town of Breckenridge wishes to collaborate with the Towns of Blue
17 River, Dillon, Frisco, Silverthorne, and Keystone and Summit County Government in order to
18 form a coalition for the purposes of intervention in the Colorado Public Utilities Commission
19 proceeding regarding Xcel Energy's Mountain Energy Project; and
20

21 WHEREAS, a proposed "Intergovernmental Agreement to Form a Mountain Community
22 Coalition" between the Town, Summit County Government, and the Towns of Blue River,
23 Dillon, Frisco, Silverthorne, and Keystone has been prepared, a copy of which is marked **Exhibit**
24 **"A"**, attached hereto, and incorporated herein by reference; and
25

26 WHEREAS, the Town Council has reviewed the proposed intergovernmental agreement
27 and finds and determines that it would be in the best interest of the Town to enter into such
28 agreement.
29

30 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
31 BRECKENRIDGE, COLORADO, as follows:
32

33 Section 1. The "Intergovernmental Agreement to Form a Mountain Community
34 Coalition" between the Town, Summit County Government, and the Towns of Blue River,
35 Dillon, Frisco, Silverthorne and Keystone (**Exhibit "A"** hereto) is approved, and the Town
36 Manager is authorized, empowered, and directed to execute such agreement for and on behalf of
37 the Town of Breckenridge.
38 .
39

40 Section 2. This resolution is effective upon adoption.
41

42 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2025.
43
44
45
46

TOWN OF BRECKENRIDGE

By: _____
Kelly Owens, Mayor

ATTEST:

Mae Watson
Town Clerk

APPROVED IN FORM

Town Attorney Date

MOUNTAIN COMMUNITY COALITION
INTERGOVERNMENTAL AGREEMENT

Between

SUMMIT COUNTY, COLORADO, the TOWN OF BRECKENRIDGE, the TOWN OF BLUE
RIVER, the TOWN OF DILLON, the TOWN OF FRISCO, the TOWN OF SILVERTHORNE,
and the TOWN OF KEYSTONE COLORADO

DRAFT 7.17.25

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into this ____ of July, 2025 between SUMMIT COUNTY, COLORADO (the "County"), a body corporate and politic and political subdivision of the State of Colorado (the "State"), and THE TOWNS OF BLUE RIVER, BRECKENRIDGE, DILLON, FRISCO, SILVERTHORNE, and KEYSTONE COLORADO (the "Towns" or individually as a "Town"), home rule or statutory municipalities and political subdivisions of the State. The County and the Towns are referred to collectively herein as "the Parties" or individually as "a Party."

WHEREAS, pursuant to title 29, article 1, part 2, Colorado Revised Statutes, as amended (the "Intergovernmental Relations Statute"), and Article XIV, Section 18 of the State Constitution, governments may contract with one another to provide any function, service or facility lawfully authorized to each of the contracting units and any such contract may provide for the joint exercise of the function, service or facility; and

WHEREAS, Xcel Energy, also known as Public Service Company of Colorado ("PSCo"), is the primary provider of electricity and natural gas to the greater Summit County community, including to the residents, businesses, and visitors of all of the Parties; and

WHEREAS, PSCo has commenced a proceeding, case number 25A-0044EG (the "Proceeding"), before the Colorado Public Utility Commission ("Commission") for approval of its Mountain Energy Project ("Project"), which Project is PSCo's plan for energy infrastructure improvements necessary to continue providing electric power, gas, and utility services to the Parties; and

WHEREAS, each Party will be affected by the Project in that each Party has an interest in ensuring that power is delivered to its residents, businesses, and visitors in a sustainable and affordable manner; and

WHEREAS, the Parties interests are thus aligned to the extent that they have agreed to form a coalition for the purposes of intervening in PSCo's Proceeding before the Commission, such intervention to be known as the "Endeavor", which coalition is named the Mountain Community Coalition ("Coalition"); and

WHEREAS, the Town of Breckenridge ("Breckenridge") has engaged legal counsel, Sarah M. Keane and Sarah C. Judkins, of Kaplan Kirsch LLP ("Counsel"), for the purpose of representing the Coalition in the Proceeding; and

WHEREAS, Breckenridge has also engaged a consultant, Synapse Energy Economics Inc. ("Synapse"), for the purpose of providing expert analysis and testimony in the Proceeding; and

WHEREAS, Counsel has filed a Motion to Intervene in the Proceeding ("Motion"), attached hereto as Exhibit A and incorporated herein, which Motion further details the interests of the Parties and sets forth the factual basis for the Coalition's participation in the Proceeding; and

WHEREAS, the Parties desire to set forth the parameters for the Coalition's participation in the Proceeding, including the sharing of costs, all as set forth more fully in this Agreement.

NOW, THEREFORE, the Parties agree as follows:

Section 1. Coalition. The Parties agree that together they constitute the Mountain Community Coalition for the sole purpose of participating in the Proceeding on the bases set forth in Exhibit A.

Section 2. Designation of Main Point of Contact. The Parties agree that the Town of Breckenridge Sustainability Manager, Jessie Burley (“Burley”), will be the main point of contact between the Coalition and Counsel and Synapse. Burley will make best efforts to provide timely and comprehensive information to the designated Coalition representatives in order to enable the Parties to make decisions and provide input as needed to ensure that the Coalition is accurately and capably represented in the Proceeding.

Section 3. Party Responsibilities. The Parties agree that they will cooperate and collaborate regarding the Endeavor. This includes but is not limited to:

- a. Each Party will designate a representative who will respond to requests for input and/or information and is empowered to communicate on behalf of the Party;
- b. Each Party representative will timely respond for such requests for input and/or information;
- c. Each Party will endeavor to have their Party representative attend scheduled Coalition meetings;
- d. Each Party will timely pay their share of the Coalition Expenses, as defined more fully below.
- e. To the extent a Party engages with Counsel or Synapse as part of its participation in the Coalition, such Party agrees to be mindful of additional costs that such engagement may incur. If a Party incurs significant additional costs in addition to the estimates provided below, such Party will be solely responsible for paying those costs.
- f. This Agreement will not prohibit any Party from engaging with the press or otherwise publicly speaking on the Proceeding; provided, however:
 - a. Each Party acknowledges that, unless otherwise decided by the Parties, each Party speaks on its own behalf and not on the behalf of the Coalition;
 - b. Each Party acknowledges that the Endeavor is a legal proceeding and speaking on various matters central to the Proceeding may affect the outcome of the Proceeding and, consequently, the Endeavor.
- g. A Party may engage other outside consultants to assist in its participation in the Coalition; provided, however, that absent an amendment to this IGA, such outside consultants are not empowered to speak or act on behalf of the Coalition.

Section 4. Coalition Expenses. Initial estimates from Counsel and Synapse calculated the cost of the Endeavor to be between \$60,000 and \$120,000 for Counsel’s assistance and approximately \$80,000 for Synapse’s assistance with the Proceeding (“Coalition Expenses”). Counsel’s agreement with Breckenridge is based on an hourly billing structure for attorneys and paralegals. Synapse’s agreement with Breckenridge has a not to exceed amount of \$83,540. The Parties agree to split the Coalition Expenses as set forth in Exhibit B. Breckenridge will invoice each Party at regular intervals. Parties agree to pay such invoices within 60 days of receipt.

Section 5. Coalition Goals. The Parties acknowledge that their interests are currently aligned and are reflected in Exhibit A. Additionally, the Parties agree that the Coalition has the following goals with respect to the Endeavor:

- a. The Coalition seeks to require PSCo to broaden its efforts to reduce user reliance on natural gas and encourage electrification;
- b. The Coalition seeks to reduce the cost of PSCo's planned improvements to the Coalition's citizens and ensure that such costs are equitably allocated;
- c. The Coalition seeks to influence PSCo's LNG siting to reduce the environmental impacts of such infrastructure on the Coalition's citizens and on the ecosystems which form the basis for the Coalition's economy; and
- d. The Coalition seeks to generally represent the interest of the Coalition's citizens in the Proceeding in response to the positions of other parties to the Proceeding and of the Commission.

Section 6. Decision Making. The Parties shall cooperate in good faith when determining positions that the Coalition will advance in the Proceeding and for any other decisions necessary to the success of the Endeavor. In the event there is disagreement amongst the Parties as to a decision necessary for the Coalition to proceed, including decisions regarding additional financial expenditures, a majority vote of all the Parties will determine the final decision. For the avoidance of doubt, each Party will have one vote as it pertains to decision making under this Section.

Section 7. Confidentiality.

a. In compliance with the Commission's rulings on certain requests by PSCo in the Proceeding, Counsel, Synapse, Burley, and one designee of Summit County ("County") have signed highly confidential non-disclosure agreements ("HC NDAs") in order to be able to access certain information designated as "highly confidential" for purposes of the Proceeding. It is critical that the Parties understand and acknowledge that the purpose of the HC NDAs are to enable the Coalition to adequately participate in the Proceeding and not for any other purpose. Sharing information designated as "highly confidential" in the Proceeding by the signors of the HC NDAs with anyone who has not signed an HC NDA is strictly prohibited, even within their own organizations.

b. Counsel, Synapse, and members of the Coalition will also have signed additional non-disclosure agreements ("NDAs") in order to be able to access certain information designated as "confidential" (but not "highly confidential") for purposes of the Proceeding. It is critical that the Parties understand and acknowledge that the purpose of the NDAs are to enable the Coalition to adequately participate in the Proceeding and not for any other purpose. Sharing information designated as "confidential" in the Proceeding by the signors of the NDAs with anyone who has not signed an NDA is strictly prohibited, even within their own organizations.

Section 8. Amendment of Agreement; Additional Parties.

a. Except as otherwise provided in this Section, this Agreement may be modified or amended only by a duly executed written agreement with the express approval of the governing bodies of all Parties.

b. This Agreement may be amended to add one or more additional incorporated Town

Parties upon passage of an ordinance or resolution of the additional Party's governing body approving of this Agreement.

Section 9. Term and Termination of Agreement.

a. Effective Date. The term of this Agreement shall begin when Breckenridge and at least one other Party has executed this Agreement.

b. Termination. The term of this Agreement shall end when Breckenridge and at least one other Party are not willing to remain as Parties to this Agreement.

c. The participation of any Party to this Agreement shall terminate upon the provision by the Party to Breckenridge of a written notice of termination. The termination is effective on the date the notice is actually received by Breckenridge. Any Party terminating under this Section 9(c) will be responsible for paying its share of the Coalition Expenses incurred up until the date of termination.

Section 10. Execution and Performance of Agreement in Accordance with Law. Each Party hereby represents to each other Party that it has adopted and executed this Agreement in accordance with applicable law. Each Party shall perform their respective obligations in accordance with all applicable laws, rules and regulations, including such rules or orders as may be promulgated by the Commission.

Section 11. Responsibility and Indemnification. All actions or omissions by any Party, including their respective representatives, employees, agents, volunteers or officials, shall be the sole responsibility of the respective Party. Accordingly, each Party shall fully indemnify, to the extent permissible under Colorado law, all other Parties for any damages, claims, costs, expenses, cause of action or liability of any manner, including without limit reasonable attorney's fees, arising out of or relating to the acts or omissions of such Party. The Parties understand and agree that liability for claims for injuries to persons or property arising out of the actions or omissions of any Party is controlled and limited by the provisions of the Colorado Governmental Immunity Act ("Immunity Act") title 24, article 10, Colorado Revised Statutes, as now or hereafter amended and that the Parties do not intend to waive by any provision of this Agreement the liability limitations or any other right, immunity or protection afforded by the Immunity Act or as may otherwise be afforded by law. The indemnity obligations of this Section shall survive the termination of this Agreement.

Section 12. Dispute Resolution.

a. The Parties shall attempt to informally resolve all disputes and claims arising from or related to this Agreement, beginning first with discussions among affected Town(s) and County staff, and if not resolved, escalating to discussions between the applicable Town Manager(s) and County Manager, and ultimately to the Town Council(s) and Board of County Commissioners.

b. Any and all disputes and claims arising from or related to this Agreement that are not resolved pursuant to Section (a), above shall thereafter be submitted to mediation. The affected Parties shall share equally the mediator's fees and costs associated with the mediation, and each Party shall pay its own fees, costs, and expenses related to the mediation. If the dispute is not resolved by mediation, any affected Party may commence a Court proceeding, with jurisdiction

and venue residing exclusively in the Summit County District Court. Each Party waives its right to have such dispute decided by jury trial. The prevailing Party(s) shall be awarded its reasonable attorneys' fees, costs, and expenses, including any attorneys' fees, costs, and expenses incurred in collecting or executing upon any judgment, order, or award.

c. In the event that the County or a Town defaults in the performance of any of the duties and responsibilities under this Agreement, the non-defaulting Party shall be limited to the remedies of specific performance and mandamus. Prior to exercising such remedies, the non-defaulting Party shall give written notice to the other party of the nature of the claimed default and declare that such default must be cured within thirty (30) days from the date notice is given.

Section 13. Parties in Interest. Nothing expressed or implied herein is intended or shall be construed to confer upon any person other than the Parties any right, remedy or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the Parties.

Section 14. No Personal Liability. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of an elected or appointed official, officer, agent, servant or employee of any Party in his or her individual capacity.

Section 15. Notices. Except as otherwise provided in this Agreement, all notices or other communications by any Party shall be in writing, shall be given in a reasonable time and shall be deemed given when actually received. Notice to the Parties shall be given to the address listed on Exhibit A, attached and incorporated herein, and may also be delivered in electronic form by electronic mail to the addresses listed on Exhibit A.

Section 16. Severability. If any clause, provision, subsection, or Section of this Agreement shall be held to be invalid, illegal or unenforceable for any reason, the Agreement shall be reformed to the extent necessary to reflect the intent and purpose of the original agreement or the Parties may terminate this Agreement.

Section 17. Interpretation. Because this Agreement is the result of mutual negotiation and drafting, in the event this Agreement is deemed to be ambiguous or vague, the Parties agree that the rule of construction that "ambiguities shall be construed against the drafter" shall not apply. In the event of any conflict between the Act, the Intergovernmental Relations Statute or any other law with respect to the exercise of any such power, the provision that permits the broadest exercise of the power consistent with the limitations set forth in this Agreement shall control. The laws of the State shall govern the construction and enforcement of this Agreement.

Section 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement. Electronic or scanned signatures shall be valid and acceptable for all purposes.

Section 19. Annual Appropriation. Pursuant to Article X, Section 20 of the Colorado Constitution and Section 29-1-110, C.R.S., each Party's obligations hereunder are subject to the annual appropriation of funds necessary for the performance thereof, which appropriations will

be made in the sole discretion of each Party's governing body.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties effective as of the date set forth above.

TOWN OF BRECKENRIDGE

By: _____
Kelly Owens, Mayor

ATTEST:

By: _____
Town Clerk

SUMMIT COUNTY, COLORADO

By: _____
Eric Mamula, Chair

ATTEST:

By: _____
Clerk and Recorder

TOWN OF BLUE RIVER

By: _____
Nick Decicco, Mayor

ATTEST:

By: _____
Town Clerk

TOWN OF DILLON

By: _____
Carolyn Skowyra, Mayor

ATTEST:

By: _____
Town Clerk

TOWN OF FRISCO

By: _____
Rick Ihnken, Mayor

ATTEST:

By: _____
Town Clerk

TOWN OF KEYSTONE

By: _____
Kenneth D. Riley, Mayor

ATTEST:

By: _____
Town Clerk

TOWN OF SILVERTHORNE

By: _____
Ann-Marie Sandquist, Mayor

ATTEST:

By: _____
Town Clerk

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO

PROCEEDING NO. 25A-0044EG

IN THE MATTER OF THE APPLICATION OF PUBLIC SERVICE COMPANY OF COLORADO FOR APPROVAL OF THE MOUNTAIN ENERGY PROJECT AND ASSOCIATED CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (CPCN) FOR SUPPLEMENTAL SUPPLY.

MOTION TO INTERVENE OF THE MOUNTAIN COMMUNITY COALITION

The Towns of Breckenridge, Frisco, Dillon, Silverthorne, Keystone, and Blue River, and Summit County (the “County”) (collectively, the “Mountain Community Coalition”),¹ through undersigned counsel, respectfully moves for leave to intervene as a party in the above-captioned proceeding pursuant to Rule 1401 of the Public Utilities Commission’s (“Commission’s”) Rules of Practice and Procedure, 4 CCR 723-1. Counsel for the Mountain Community Coalition has conferred with Public Service Company of Colorado (the “Company”) as the applicant in this proceeding regarding this Motion to Intervene; the Company has indicated it does not oppose this motion.

In support of this Motion, the Mountain Community Coalition states as follows:

1. **Identification of the Moving Party.** Breckenridge is a home rule municipality incorporated in 1880 and has a population of over 5,000 year-round residents. Frisco is a home rule municipality, incorporated in 1880, with a population of nearly 3,000 year-round residents. Dillon is a home rule municipality, incorporated in 1883, with a population of approximately 1,000 year-round residents. Silverthorne is a home rule municipality, incorporated in 1967, with a population of approximately 4,500 year-round residents. Keystone is a home rule municipality,

¹ The Town of Breckenridge and Summit County are in communications with other nearby communities that are served by the Eastern Mountain Gas System or otherwise would be impacted by the Company’s Project that may wish to join the Mountain Community Coalition at a future date. If other communities wish to join Mountain Community Coalition at a later date, the Mountain Community Coalition would so move at the appropriate time.

incorporated in 2024, with approximately 1,500 year-round residents. Blue River is a statutory town, incorporated in 1964, with fewer than 1,000 year-round residents. Breckenridge, Frisco, Dillon, Silverthorne, Keystone, and Blue River are all within Summit County.

The County, established in 1861, has a year-round population of nearly 28,000 residents. The County includes seven municipalities (Blue River, Breckenridge, Dillon, Frisco, Keystone, Montezuma, and Silverthorne). Surrounded by public lands, Summit County sees significant annual tourism specifically for its recreational opportunities, natural beauty and clean landscapes. This amounted to \$1.2B in travel spending in 2023 making the environment an important economic driver for the region. Each member of the Mountain Community Coalition and their residents may be impacted by implementation of the Company's Mountain Energy Project ("Project"), by the location of natural gas supplemental supply facilities in their communities and the implementation, and potential opportunities, of the non-pipeline alternatives portfolio to increase gas demand-side management ("DSM") and beneficial electrification ("BE") measures in their communities.

2. **Request for Party Status.** The Mountain Community Coalition seeks leave to intervene to review the Company's Project and to protect their residents' environmental, health, and economic interests that may be affected by the outcome of this proceeding. The Mountain Community Coalition intends to examine several issues raised by the Project, including the potential addition of energy infrastructure in and around their communities, prioritization of measures that reduce gas consumption, and sustainability of energy production and distribution in the context of larger air quality and environmental concerns. The Mountain Community Coalition reserves the right to raise additional issues as warranted by evidence and positions of other parties.

3. **Timeliness of Intervention.** On January 16, 2025, the Company filed its application for approval of the Project and associated Certificate of Public Convenience and

Necessity (“CPCN”) for CNG and LNG supplemental supply. On January 17, 2025, the Commission filed a Notice of Application Filed and established a 30-day deadline for motions to intervene.² The Mountain Community Coalition’s intervention in this proceeding is timely. Given the early stage of this proceeding, no party will be prejudiced by the Mountain Community Coalition’s intervention.

4. **Standard for Permissive Intervention.** The Public Utilities Law and Commission Rules establish the standards for obtaining party status in a Commission proceeding. Section 40-6-109(1)(a)(I), C.R.S., requires that:

At the time fixed for any hearing before the commission, any commissioner, or an administrative law judge or at the time to which the hearing may have been continued, the following persons are entitled to be heard, examine and cross-examine witnesses, and introduce evidence: (A) The applicant; (B) The petitioner; (C) The complainant; (D) The person, firm, or corporation complained of; (E) Such persons, firms, or corporations as the commission may allow to intervene; (F) Such persons, firms, or corporations as will be interested in or affected by any order that may be made by the commission in such proceeding and who shall have become parties to the proceeding.

5. In addition, Commission Rule 1401(c) states that:

A motion to permissively intervene shall state the specific grounds relied upon for intervention; the claim or defense within the scope of the Commission’s jurisdiction on which the requested intervention is based, including the specific interest that justifies intervention; and why the filer is positioned to represent that interest in a manner that will advance the just resolution of the proceeding. The motion must demonstrate that the subject proceeding may substantially affect the pecuniary or tangible interests of the movant (or those it may represent) and that the movant’s interests would not otherwise be adequately represented.

6. Pursuant to Rule 1401(c), an intervenor must demonstrate four factors for intervention to be warranted: (1) identify the specific interest that justifies intervention;

² Colo. Pub. Util. Comm’n, Notice of Application Filed, Proceeding No. 25A-0044EG (Jan. 17, 2025).

(2) demonstrate that the intervenor will represent that interest in the proceeding; (3) explain how the proceeding will substantially impact its pecuniary or tangible interests; and (4) explain why its interests are not adequately represented by other parties. The Mountain Community Coalition meets each requirement.

7. **Identification of Specific Interests that Justify Intervention.** The Mountain Community Coalition, in its own right and on behalf of its residents, has developmental, environmental, and economic interests in the outcome of this proceeding. The Mountain Community Coalition seeks leave to intervene to protect its residents' interests in this proceeding, including focusing on a transition to electrification (and away from natural gas usage) and, to the extent additional gas infrastructure is needed during the transition, the impact of additional energy infrastructure on communities and the health of residents, which may be affected by the Project. The Mountain Community Coalition represents many of the communities served by the Company's Eastern Mountain Gas System and includes the two communities that the Company has identified for the development of supplemental supply of CNG and LNG.

8. The Mountain Community Coalition's concerns include the development of additional infrastructure within jurisdictional limits of its members as part of implementing the Project. The Mountain Community Coalition understands the need for new or modified energy infrastructure to deliver both electricity and gas to their residents but has an interest in ensuring that the infrastructure is developed in a way that balances different interests, such as environmental preservation and residents' quality of life.

9. The Mountain Community Coalition's environmental concerns are two-fold. First, the Mountain Community Coalition is committed to protecting the health and safety of its residents, including reducing residents' exposure to air pollution associated with the use of fossil

fuels and construction of local fuel distribution facilities. Second, Breckenridge, Frisco, Dillon, Silverthorne, and the County each have formally adopted goals related to reducing greenhouse gas emissions 50 percent by 2030 and 80 percent by 2050 and/or reaching 100% renewable electricity by 2035.³ To that end, the communities in the Mountain Community Coalition have taken significant steps toward advancing policy and practice that help meet those goals including all-electric net-zero workforce housing and municipal projects, renewable energy mitigation for outdoor heating, fleet electrification, adoption of sustainable building codes, and homeowner and business rebates for energy efficiency, electrification and renewable energy. The implementation of the Project will contribute to reaching those goals.

10. In addition, the Mountain Community Coalition's economic interests center around residents' affordable access to energy and opportunities to reduce reliance on natural gas at a fair and reasonable cost. The Project provides an opportunity for the Mountain Community Coalition's residents to make implementing BE measures and using less natural gas more accessible and less costly.

11. The economies of the Mountain Community Coalition are heavily reliant on the tourism industry, which is centered around outdoor recreation and the four ski areas, the thousands of acres of national forest, and the large reservoir known as Lake Dillon, all located within the boundaries of the County. As discussed above, travel spending in Summit County was \$1.2B in 2023, contributing significantly to the economies of the Mountain Community Coalition. The

³ See SustainableBreck, *Energy*, <https://plan.sustainablebreck.com/energy/>; Town of Frisco, *An Energy Action Plan for Town of Frisco*, at 3-4, <https://library.municode.com/co/frisco/munidocs/munidocs?nodeId=6ba6139fe71e7>; Town of Dillon, Resolution No. 17-19 (adopting the Summit Community Climate Action Plan); Town of Silverthorne, *Silverthorne Sustainability Strategic Plan* at 10, <https://www.silverthorne.org/home/showpublisheddocument/1675/638604561918670000>; Summit County, *Sustainability*, <https://www.summitcountyco.gov/services/sustainability/index.php>.

Coalition has a vested interest in ensuring the continued preservation and protection of the large, natural, and undeveloped areas that form the basis for the area's economy.

12. The Mountain Community Coalition seeks to intervene in this proceeding to present these interests and inform an approach to implementing the Project that prioritizes reducing reliance on natural gas, increasing opportunities for affordable access to BE measures, considering implementation of thermal energy networks ("TENs"), and developing additional gas infrastructure in their communities in a manner that protects health and the environment.

13. **Demonstration that the Mountain Community Coalition will Represent its Interests in this Proceeding.** The Mountain Community Coalition will represent the identified interests above, both as local government entities and on behalf of residents, in two key ways. First, the Mountain Community Coalition will seek to ensure that implementation of the Project is informed by the specific and local developmental, environmental, and economic interests listed above. The Mountain Community Coalition members are the most appropriate entities to understand and communicate those concerns, as well as identify and/or facilitate solutions to ameliorate those concerns, because they represent the geographic area that the Project will impact. Second, the Mountain Community Coalition will collaborate with the Company and other parties to help implement the Project in an appropriate manner, such that its residents' health, access to a transition away from natural gas, and its communities are meaningfully considered.

14. **How this Proceeding Will Substantially Impact the Mountain Community Coalition's Stated Interests.** As noted above, the Mountain Community Coalition prioritizes its residents' access to a transition away from natural gas usage, appropriate investments in its communities, and environmental health. The Commission has long recognized that environmental interests and environmental protection are tangible interests pursuant to Commission Rule 1401(c).

The Mountain Community Coalition has a substantial, tangible interest in reducing the reliance on fossil fuels to reduce emissions of conventional pollutants and climate change-causing pollutants, especially carbon dioxide and methane, affecting its residents. The Mountain Community Coalition's tangible interests in protecting the environment, public health, and air quality will be impacted by this proceeding, because the Project involves development of energy infrastructure (gas and electric) in and around the Mountain Community Coalition's members and could potentially accelerate a transition away from natural gas usage through BE measures. In addition, the Mountain Community Coalition has a pecuniary interest in this proceeding, because the Project, as proposed, would provide additional incentives for BE opportunities, which can provide short- and long-term utility bill cost savings to the Mountain Community Coalition's residents and to facilities owned or operated by the Mountain Community Coalition's members.

15. **Lack of Adequate Representation by Other Parties.** The Mountain Community Coalition's interests will not be adequately represented by any other party in this proceeding. Commission Rule 1401(c), which sets forth the standard for permissive intervention, requires, *inter alia*, that a movant demonstrates its interests would not be adequately represented if it were not allowed to intervene. The Mountain Community Coalition has interests, concerns, and perspectives that are unique to its communities and residents because it represents many of the communities served by the Eastern Mountain Gas System and the two communities in which the Company proposes to develop CNG and LNG supplemental supply. No party of record or party which may intervene will adequately represent the Mountain Community Coalition's interests in this proceeding.

16. In interpreting its rules related to practice and procedure, the Commission may rely on guidance from the Colorado Rules of Civil Procedure (“C.R.C.P.”).⁴ C.R.C.P. Rule 24(a) permits a court to deny a proposed intervenor’s motion to intervene if its interests are adequately represented by existing parties. To determine the adequacy of representation, the Colorado Supreme Court applies three categories:

(1) If the interest of the absentee is not represented at all, or if all existing parties are adverse to the absentee, then there is no adequate representation. (2) On the other hand, if the absentee’s interest is identical to that of one of the present parties, or if there is a party charged by law with representing the absentee’s interest, then a compelling showing should be required to demonstrate why this representation is not adequate. (3) But if the absentee’s interest is similar to, but not identical with, that of one of the parties, a discriminating judgment is required on the circumstances of the particular case, although intervention ordinarily should be allowed unless it is clear that the party will provide adequate representation for the absentee.⁵

18. Two governmental organizations, Colorado Energy Office (“CEO”), and the Office of the Utility Consumer Advocate (“UCA”), have moved to intervene pursuant to statute. Neither of those parties has interests that are identical to the Mountain Community Coalition, nor, to the extent that there is any overlap in interest, will either provide adequate representation of the Mountain Community Coalition’s residents or their unique interests, needs, and concerns.

19. The UCA will not adequately represent the Mountain Community Coalition’s interests. The UCA is statutorily charged with representing residential, small business, and agricultural consumers’ interests across the State, with a focus on the general public interest in proceedings that will impact a public utility’s rates and charges.⁶ While UCA’s interests are

⁴ Commission Rule 1001.

⁵ *Concerning Application for Underground Water Rights*, 304 P.3d 1167, 1170–71 (Colo. 2013) (citing *Cherokee Metro. Dist. v. Meridian Serv. Metro. Dist.*, 266 P.3d 401, at 407 (Colo. 2011)).

⁶ § 40-6.5-104(1), C.R.S.

appropriately broad, the Mountain Community Coalition's interests and advocacy in this proceeding are more narrow in focus and focused on impacts specific to their communities, including prioritizing access to affordable BE to transition away from the use of natural gas; and protecting its own residents from overdevelopment and air pollution in the construction and use of the CNG and LNG supplemental supply. Moreover, the Mountain Community Coalition's interest in and commitment to electrification and reducing use of natural gas in and around their communities is distinct from that of UCA's. Simply put, the UCA's interests are not identical to the Mountain Community Coalition's and UCA cannot represent the Mountain Community Coalition's interests in this proceeding.

20. Similarly, the CEO will not adequately represent the Mountain Community Coalition's interests. While, the CEO's statutory mission includes many general provisions which the Mountain Community Coalition supports, including "[p]rotect[ing] the environment,"⁷ it is a department within the Governor's office working on energy issues with a broad public interest mandate. CEO's interests are not identical to the Mountain Community Coalition's specific and unique interests. Indeed, CEO has represented to this Commission that "CEO does not and cannot represent the interests of any other organization before the Commission," because CEO represents the interests of the "current administration."⁸ In addition, while CEO must, by its nature, consider energy programs throughout the entire state, the Mountain Community Coalition is focused solely on impacts within and affecting their jurisdictional limits.

21. Finally, the Mountain Community Coalition recognizes that other local governments and environmental organizations have moved to intervene, including the Southwest

⁷ § 24-38.5-101, C.R.S.

⁸ CEO's Concurrence with Western Resource Advocates' Motion Contesting Decision No. R20-0094-I, Docket No. 19A-0660E (mailed Mar. 2, 2020).

Energy Efficiency Project (“SWEEP”). However, the Mountain Community Coalition holds a unique perspective that is distinct from other parties that regularly participate in Commission proceedings, and other municipalities or environmental organizations could not represent the Mountain Community Coalition’s interests. The Mountain Community Coalition represents the interest of the communities that will be most impacted by the Project due to their geographic locations. However, the Mountain Community Coalition plans to closely coordinate with other municipalities, and potentially other parties, on motions, responses, and other pleadings to the extent the Mountain Community Coalition’s interests align with such other parties.

22. **Claims.** The Mountain Community Coalition’s claims may rely on prior Commission orders, associated rulemakings, underlying statutes, and judicial decisions regarding the development of energy infrastructure, associated health risks, residents’ access to alternative energy sources, and related issues. At this time, the Mountain Community Coalition has not fully determined the nature and quantity of evidence it will bring forward in this proceeding and reserves the right to raise other issues and rely on other evidence. With this intervention, the Mountain Community Coalition will not delay this proceeding and will seek to conduct the proceeding efficiently.

23. **Service and Entry of Appearance.** The Mountain Community Coalition requests that all documents be served on the following:

Keely Ambrose
Town Attorney
Town of Breckenridge
150 Ski Hill Road, PO Box 168
Breckenridge, CO 80424
Telephone: 970.547.3117
Facsimile: 970.547.3128
keelya@townofbreckenridge.com

Jessica Burley
Sustainability & Parking Manager
Town of Breckenridge
1095 Airport Rd, PO Box 168
Breckenridge, CO 80424
Telephone: 970.547.3110
Email: jessieb@townofbreckenridge.com

Sarah C. Judkins
Sarah M. Keane
Kaplan Kirsch LLP
1675 Broadway, Suite 2300
Denver, CO 80202
Telephone: 303.825.7000
Facsimile: 303.825.7005
sjudkins@kaplankirsch.com
skeane@kaplankirsch.com

24. In addition, the Mountain Community Coalition hereby enters the appearances of Sarah Judkins and Sarah Keane, with the contact information listed immediately above.

WHEREFORE, the Mountain Community Coalition respectfully requests that the Commission issue an order granting its motion to intervene in the above-captioned proceeding and that the Mountain Community Coalition be allowed to participate with full rights as a party.

Dated this 18th day of February 2025.

/s/ Sarah Judkins
Sarah Judkins #48406
Sarah M. Keane # 51109
Kaplan Kirsch LLP
1675 Broadway, Suite 2300
Denver, CO 80202
Telephone: 303.825.7000
sjudkins@kaplankirsch.com
skeane@kaplankirsch.com

Attorneys for the Mountain Community Coalition

CERTIFICATE OF SERVICE

I hereby certify that on this 18th day of February 2025, a copy of the **MOTION TO INTERVENE OF THE MOUNTAIN COMMUNITY COALITION** in Proceeding No. 25A-0044EG was e-filed with the Colorado Public Utilities Commission through the Commission's E-Filing system and a copy was thereby served upon all parties shown on the Commission's certificate of service accompanying such filing.

/s/ William Trull
William Trull
Paralegal
Kaplan Kirsch LLP
1675 Broadway, Suite 2300
Denver, CO 80202
Telephone: 303.825.7000
btrull@kaplankirsch.com

Exhibit B

Percentage Share and Estimated Jurisdiction Funding Obligations

	% Funding (GHGs, Commercial & Residential Customer)	Estimated Cost
Breckenridge	30.09%	\$61,248
Summit County	38.83%	\$79,031
Silverthorne	10.57%	\$21,515
Frisco	9.09%	\$18,507
Dillon	3.38%	\$6,881
Keystone	7.23%	\$14,713
Blue River	0.81%	\$1,645
Total	100%	\$203,540

Memo

To: Town Council
 From: Town Staff
 Date: 7/15/2025 (for 7/22/2025 work session)
 Subject: Public Projects Updates

Broken Lance Culvert Bridge and Drainage Project

This large infrastructure project in the Warrior's Mark neighborhood includes replacing aging culverts that pass the Blue River under Broken Lance Drive with a single-span concrete culvert bridge, replacing water mains, constructing a seepage diversion trench to divert groundwater from the road subgrade, storm sewer installation, bus stop improvements, and reconstruction of the roadway.

Schedule: Construction by Schofield Excavation is ongoing and includes waterline replacement, storm sewer, and groundwater diversion trench installation. Xcel Energy has been onsite performing relocation work along the project corridor. Traffic control plans and detours will be updated frequently as work progresses.

Staff have developed online resources for residents and performed robust public outreach on the project. Staff recently hosted two additional public open houses on June 16 and June 18, 2025 for in-person question/answer sessions on the project. The Town's Communications team is assisting Engineering staff with additional marketing of events and updates for the construction. Staff has created a weekly construction update email that will be sent to residents who have provided their emails to the database. Please visit www.townofbreckenridge.com/brokenlance for construction updates on the project (link also available on www.BreckRoads.com).

Budget: The project includes funding from the Capital Fund and Water Utility Fund.

Project Funding	
Prior Years Budget Rollover	\$850,000
2025 CIP	\$6,650,000
2025 Water Fund CIP	\$3,916,000
TOTAL Funding	\$11,416,000



New water main installation at the White Cloud – Broken Lance Intersection.



Fiber conduit being installed within the work zone of Broken Lance Dr for future fiber network.



Backfilling a water service connection from the new water main to a home. Multiple utility crossings encountered during service connection.

Asphalt and Concrete Repair Project

The asphalt and concrete repair project is an annual project that funds large roadway repairs, generally using a 2" mill and asphalt overlay or full-depth reconstruction when required, and concrete replacement including curb, gutter, sidewalks, and curb ramps. Proposed repair locations for the 2025 project include N. French Street between Park Avenue and Main Street, S. French Street between Washington Avenue and Jefferson Avenue, Washington Avenue, the Main Street/Park Avenue roundabout, Highwood Circle, Settlers Drive, Willow Lane, Red Feather Road, and Tomahawk Lane. Concrete work will include damaged concrete adjacent to the asphalt repairs including upgrades to curb ramps to meet ADA standards, the sidewalk in from of La Cima Mall, and other locations as budget allows.

Schedule: Additional concrete repair is ongoing at the Stephen C. West Ice Arena parking lot and on Village Rd. Milling and paving of Red Feather Road and Tomahawk Lane to occur in early to mid-August. F-Lot patching was completed on July 9. Please visit www.BreckRoads.com for schedule updates as they become available.

Budget: The project includes funding from the Capital Fund for the asphalt and concrete repairs, as well as funding reserved for upgrades to ROW infrastructure for ADA compliance.

Project Funding	
2025 CIP- Asphalt & Concrete	\$3,000,000
2025 CIP- ADA Compliance	\$300,000
TOTAL Funding	\$3,300,000



F-Lot patching and pothole repairs.



Shock Hill concrete sidewalk and curb ramp replacement.



Village Road inlet repair and concrete replacement.



Ice Rink concrete pan and curb and gutter replacement.

Fiber 9600

Fiber installation along Four O'clock Road is complete and work has moved toward Village Road, Primrose Path, and King's Crown. Allo is continuing to work on solidifying bulk MDU contracts. They have strong interest from The Village at Breck, Main Street Station, Wedgewood, Ski Side, Huron Landing, Sawmill Condos, and conference services at Beaver Run. Splicing and testing of the Four O'clock Road fiber is going on this week. There will be an Allo door-to-door residential salesperson in town this week as well.

This link will show a map of where we have installed fiber in town: [ALLO Availability](#)

Residents and businesses can learn more and sign up for service by navigating to:
<https://www.allocommunications.com/locations/breckenridge/>

Budget:

Project Funding	
2024 CIP Prior Spending Authority	\$25,000
2025 CIP	\$2,000,000
TOTAL Funding	\$2,025,000



Memo

To: Town Council
From: Mobility Staff
Date: 7/16/2025 (for 7/22/2025 work session)
Subject: Mobility Update

Breckenridge Free Ride

Ridership for June was down 13.4% compared to last year. Road construction impacted both the Trolley and Gray routes throughout the month, with the Gray route expected to continue being impacted well into the Fall in Warriors Mark. We are working to understand the decrease in the Summer Gold route, as our service hours have increased this Summer compared to last. Vista Verde 2 saw an interesting trend in that it was our third most utilized boarding stop this month, but with almost 50% less alightings (riders getting off). This may indicate our workforce is using multiple mobility modes offered throughout the community.

Route	June		June		YTD		Year	
	2025	2024	+/-	%	2025	2024	+/-	%
Gold	6,284	7,598	-1,314	-17.3%	37,126	42,410	-5,284	-12.5%
Green	5,801	4,169	1,632	39.1%	45,873	22,555	23,318	103.4%
Brown	0	0	0	0	233,526	233,069	457	0.2%
Trolley	6,362	10,070	-3,708	-36.8%	46,986	45,624	1,362	3.0%
Purple A	3,768	3,445	323	9.4%	52,584	55,603	-3,019	-5.4%
Yellow	0	0	0	0	218,271	216,593	1,678	0.8%
Purple B	3,688	2,757	931	33.8%	34,049	42,370	-8,321	-19.6%
Gray	19,570	24,462	-4,892	-20.0%	56,977	92,631	-35,654	-38.5%
TOTALS	45,473	52,501	-7,028	-13.4%	725,392	750,855	-25,463	-3.4%

Breck E-Ride

The Breck E-Ride launched its annual survey on Friday 7/18, and it will remain open for two weeks through Friday 7/31. The survey seeks feedback from both riders and non-riders, that will be used to inform future planning for the program. The survey is available in both English and Spanish and is being promoted through the E-Ride app, E-Ride website, email to users, town newsletters and various social media channels. The survey collects helpful information from users, like how often they report their E-ride trips replace car trips, reasons for riding/not riding, and solicit feedback for where they'd like to see hubs added in the future.

1

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

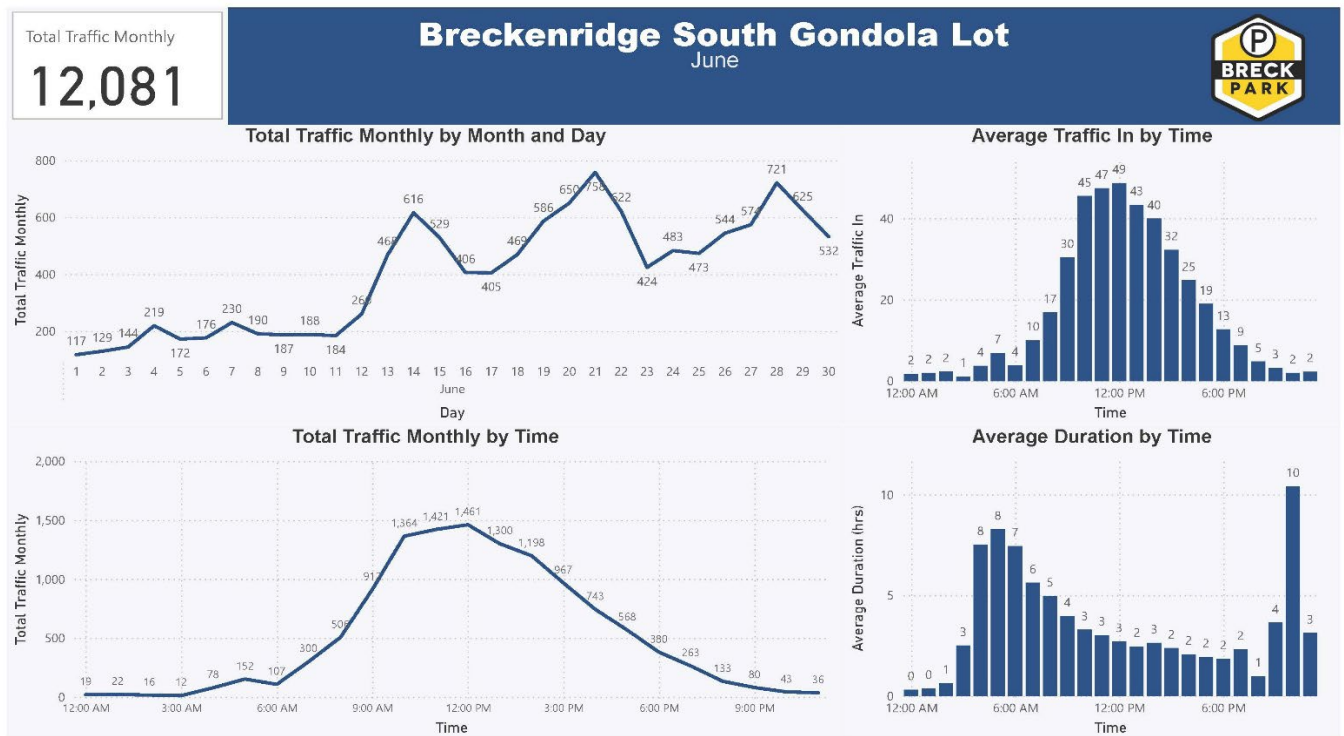
Parking

In late June, the South Gondola Garage had new signage installed on the exterior of the building. We believe the signage brings more attention to the intended use of the building.

For the first few weeks of free summer parking in the South Gondola Garage, we have seen a 254% increase in parking “sessions” longer than 15 minutes when compared to pay parking in June of 2024. We are using two different methods for tracking parking sessions year over year, as we did not have the existing camera technology in place last June. In June of 2024, we saw 4,744 vehicles parking during paid parking hours (9am-3pm). In June of 2025, we saw 12,081 vehicles parking between the hours of 4am and 2am. As you can see, there is a bit of disparity between the hours we’re recording parking sessions year over year, but it is obvious that free parking is increasing usage of the parking structure, as intended.

The chart below shows how vehicular movements occurred throughout the month of June. A few items of note-

- The top left chart shows as expected that Saturdays are our peak usage days, but Fridays and Sundays were also seeing the structure often well over 50% occupancy. As a reminder, the parking structure holds 958 vehicles in total, inclusive of ADA parking spots.
- The top right chart and bottom right chart show what time vehicles are arriving, and how long they’re staying, respectively. An uptick occurs early in the morning as hikers meet the Quandary Shuttle at 5am. After that, we see the expected bell curve for the remainder of the day with the length of stay tapering as Quandary hikers change to Ski Area and Main Street visitors mid-morning and into the afternoon.
- The final chart on the bottom left gives a representation of how total traffic interfaces with the parking structure. With the majority of town parking spaces being paid from 10am-8pm, you can see vehicles taking advantage of the free option at the parking structure during that time frame.





Memo

To: Town Council
From: Sustainability Staff
Date: 7/22/2025
Subject: Sustainability Update

Materials Management

Construction and Demolition Diversion Workshop July 31

As part of the ongoing effort to expand community-wide construction and demolition waste diversion, Summit County Resource Allocation Park (SCRAP), in collaboration with [VERTSites](#), is hosting a Construction & Demolition Waste Diversion Workshop on July 31, 2025 from 8-9:30 AM at the Frisco Community and Senior Center. This workshop will cover how to apply effective C&D materials management strategies to current and future project sites and why disposal and diversion of materials benefits construction sites, clients, and communities. The audience is intended for residential and commercial general contractors, industry trade partners, and construction industry affiliates. The workshop flyer is attached.

Colorado Producer Responsibility Program

In 2022, HB22-1355 established the Producer Responsibility Program for Statewide Recycling Act requiring companies that sell products in packaging to fund a statewide recycling system to recycle covered materials. A Producer Responsibility Organization (PRO) was established to coordinate, fund, and manage the statewide recycling system. Circular Action Alliance was selected as Colorado's PRO to administer this program and has been working with CDPHE and producers to stand up the program by the statutory deadlines. Producers that have not registered to participate in the program by July 1, 2025 are no longer allowed to sell or distribute products that use covered materials in Colorado. By July 31, 2025, producers must report their covered products with CAA and then annually pay dues based on those covered materials.

Revenue generated from the Producer Responsibility program will fund and manage the end of life of the covered materials, including collection, processing, and recycling or composting. Funding will support local recycling programs and make recycling for the general public easier and align covered materials state-wide. Staff is meeting with representatives from the Circular Action Alliance to better understand how to participate in the program once rolled out to the public in 2026. Staff anticipates having to amend either the Public Works Administrative Rules and Regulations and/or the PAYT/URO ordinance to ensure compatibility and eligibility to participate. We will come back to Council with a recommendation in the fall based on conversations with CAA and final program timing.

HC3 June Update

Stump the Recycling Experts

- Events Held: 4
- Reach: 214 People
- Food Scrap Sign Ups: 4
- Common Questions/Comments:
 - Do you need to take labels and lids off of jars/bottles before recycling?

- Where does our recycling go/does it really get recycled?
- There is always surprise and confusion that clamshells cannot be recycled, and suggestions to add that to signage.
- Visitors would appreciate handrails on the steps to bins.

Oops Tags

- Routes Completed: 11
- Bins Tagged: 580
- Common Contaminants:
 - Clamshell/lettuce containers
 - Disposable cups
 - Plastic plant pots and trays

URO Site Visits

- Breckenridge: 1 (12 YTD)
- Frisco: 1 (6 YTD)
- Unincorporated Summit County: 0 (7 YTD)
- Comments: Site visits slowed down a bit as we focused on Compost Giveaway, Hard to Recycle event, and launching summer programs, but are starting to pick up again. We are seeing some Breck and Frisco visits shifting focus to signage and education needs now that their recycling services have been set up, and folks in Unincorporated Summit County are starting to plan for their implementation.

Energy

Thermal Energy Network Study

In June, Grey Edge Group completed a Phase 1 feasibility study evaluating the Town Hall, Professional Budling, S. Gondola Parking garage sites and thermal assets to determine the potential for an ambient temperature loop. The results indicate moving forward with a Phase 2 study in early 2026. According to the report, “[t]hese building would be an ideal location for an anchor ATL [ambient temperature loop] district as there are many assets nearby as well as opportunities to tie into future interconnected districts...More study is necessary to understand the exact value and prioritization of each opportunity.” Based on these results, staff applied for and was awarded \$34,000 from the Colorado Energy Office to partially offset the cost of a Phase 2 study which will include drilling and testing of a vertical geothermal borehole in 2026.

Concurrently, the Town is awaiting outreach from Xcel Energy to negotiate an agreement for collaboration on a Gas Planning Pilot Community. Breckenridge was selected by the Public Utilities Commission, Xcel Energy, and Colorado Energy Office to participate in the pilot. Authorized by HB 24-1370, a gas planning pilot community is a local government that has expressed interest in working with their utility to explore, through planning and data sharing, opportunities for neighborhood-scale alternatives to gas. These projects might help to decommission existing gas infrastructure, avoid planned gas infrastructure, or avoid repairs and replacement of the existing system by augmenting the demand.

While these two projects are moving forward independently, having a site and feasibility study already underway may help focus the discussion of the gas planning pilot to the potential project site that has already been identified by the Town.

Ice Rink Solar

Replacement of the Ice Rink solar PV system is underway with the solar installer working to remove solar panels and reinforce the inverter shed and pad. The electrician began work on July 8th. One piece of equipment being replaced is a 3,000 lb inverter that will be recycled with Trinity Recycling, the same scrap metal recycler that recycled the Town's old buses. The old solar PV panels are still functional, albeit less efficient than new panels, and can be repurposed on existing arrays or auctioned off through govdeals.com.

Staff sought to replace the system after several winters of it being offline due to snow and ice shed on the facility. Wiring techniques used to install the original system were not only incompatible with snow and ice shed causing ground faults, but also prevented repairs and did not meet current code. The new system is designed to better withstand the winter conditions at the facility and is also estimated to produce approximately 1/3 more power with the same footprint. The project will be eligible for the direct repayment program (30% rebate) under the Inflation Reduction Act. This provision is not impacted by the One Big Beautiful Bill's (OBBB) changes to the tax code until 2026.

OBBB changes to Tax Credits

Recent changes to tax credits resulting from the OBBB are summarized in the attached table. This is not a comprehensive list but rather highlights some of the more impactful changes to tax credits used by residents and the Town to support sustainability investments. Note that all of the Town's 2025 fleet EV purchases and EV charger installations will be completed prior to the new deadlines and should qualify for the associated direct repayment credits. Community members interested in [purchasing an EV](#), installing an EV charger, making home [energy efficiency improvements](#), or [installing solar](#) should note the new eligibility deadlines for tax credits.

Building Energy Code Update

The fifth Building Energy Code stakeholder meeting took place July 16, 2025 in advance of upcoming worksessions with the Council in August. All meetings have been attended by between 20-30 participants with feedback received at both the meetings and through discussions and follow up with the Building Department. This project has been a successful collaboration between departments with Building advising on development of the code alongside our technical consultant, Sustainability managing the project grant from the Colorado Energy Office, and Communications/Outreach assisting with meeting recordings, follow up, and resource sharing. Staff has received positive input from industry professionals on the process and look forward to presenting our recommendations to the Council in August.

Workforce Scholarship Application

As part of the building energy code update and Colorado Energy Office grant award, the Town has \$75,000 available to support the workforce through trainings, certifications, and equipment purchases that achieve compliance with the new building energy code, all-electric projects, or energy efficiency. More information, including approved course list, can be found at [Breckenridge Workforce Development Grant | SustainableBreck](#).

Water

Summer Watering Program Update

As part of the Town's ongoing commitment to reducing summer outdoor water use, we have set aside \$9,000 in Water Smart rebates for discounted irrigation assessments, water efficient equipment, and turf replacement projects in 2025. Administered by HC3, Water Smart is available to both residences and businesses in the Town of Breckenridge. Last year, seven HOA's and three residences completed irrigation assessments, including Phase 1 of the Wellington Neighborhood. So far this summer, six additional HOAs are scheduled for assessments. Additionally, the Summit County Garden Club is collaborating on a demonstration project at the Breckenridge Alpine Garden to showcase water saving techniques. For more information or to sign-up for an irrigation assessment, visit [Water Smart Irrigation - High Country Conservation Center](#).

Mobility

Breckenridge EV Ride and Drive Event

The Town of Breckenridge and High Country Conservation Center will host a community EV Ride and Drive event on Thursday, August 7th from 3-6pm on the ground floor of the South Gondola Parking Garage. The event is intended to provide local community members the opportunity to test drive electric vehicles and learn about their benefits. At the event, staff from HC3 and

EV ambassadors will be available to answer questions about their EV driving and ownership experiences, EV technology and rebate opportunities.



ATTENTION



**RESIDENTIAL AND
COMMERCIAL GENERAL
CONTRACTORS**
(Local and Visiting)



**INDUSTRY TRADE
PARTNERS**



**CONSTRUCTION
INDUSTRY AFFILIATES**

CONSTRUCTION & DEMOLITION WASTE DIVERSION WORKSHOP SUMMIT COUNTY COLORADO

**Commercial & Residential
General Contractors, Trade
Partners & Industry Affiliates**

July 31, 2025 8:00 am – 9:30AM
(Q&A up until 10:00 AM)

- *Breakfast food and beverages
provided*

Frisco Community Senior Center
Frisco, CO.

WHY ATTEND?

Are you building in Summit County?

Learn to apply effective Construction
& Demolition Materials Management
strategies to your current and future
project sites and why disposal and
diversion of project materials benefits
your sites, clients, and our community.



Waste Diversion | Resource Recovery | Materials Management



Subject Matter:

- *Colorado C&D Waste Diversion and Resource Recovery policies and programs*
- *Waste Disposal and Diversion Challenges in Colorado Climates and Regions*
- *Waste Diversion and Resource Recovery Best Practices*
- *Foundations of a Construction Materials Management Plan*



Key focus areas:

- *Stakeholder roles and communication channels*
- *Understanding the value of setting up efficient project site resource recovery procedures*
- *Front Range and Mountain communities C&D policies and programs*
- *What is a Materials Management Plan*



Kathryn Slaughter, Founder
Materials Management Strategist

VERT Sites

VERTSites@outlook.com

713.751.9664

- TRUE Zero Waste Advisor-GBCI
- Zero Waste Principles & Practices - SWANA
- C&D Materials Management - SWANA
- OSHA-10
- OSHA Trenching & Excavation
- Foundations of Construction
- Demolition Superintendent Basics



Updated 7/15/2025

Federal Tax Credit Outcomes of One Big Beautiful Bill Act

Residential tax credits:

Measure	Tax Credit #	Amount	Outcome	Eligibility Deadline
Clean Vehicle Credit (EVs)	30D	\$7,500	Rescinded	Purchase date by Sept 30, 2025
Energy Efficient Home Improvement Credit (weatherization, heat pumps, etc)	25C	Variable	Rescinded	Placed in service by Dec 31, 2025
Residential Clean Energy Credit (Solar PV)	25D	30% of cost	Rescinded	All expenditures paid by Dec 31, 2025
Alternative Fuel Vehicle Refueling Property Credit (EV charging)	30C	Variable	Rescinded	Placed in service by June 30, 2026

Direct Pay Tax Credits for local governments:

Measure	Tax Credit #	Amount	Outcome	Eligibility Deadline
Alternative Fuel Vehicle Refueling Property Credit	30C	6%-30% of cost	Rescinded	Placed in service by Dec 31, 2025
Qualified Commercial Clean Vehicles	45W	\$7500 light duty, up to \$40,000 for heavier vehicles	Rescinded	Purchase date by Sept 30, 2025
Clean Electricity Investment Credit	48E	6%-30% of cost	Adjusted	For solar and wind facilities, the credits will no longer be available for facilities placed in service after Dec. 31, 2027. There is an exception to this placed-in-service requirement for facilities the construction of which begins within 12 months of enactment. For other technologies, the phaseouts would generally remain the same as before.
Clean Energy Production Credit	45Y	\$0.3-1.5 cents per kwh produced	Adjusted	Accelerated phase-outs for wind and solar projects, which now must begin construction by July 4, 2026, or be placed in service by December 31, 2027, to qualify for the credit. All other non-wind and solar generating facilities retain their prior eligibility.

WATER CONSERVATION 2024 RESULTS + 2025 YTD

Updated 6.13.2025

Background

High Country Conservation Center's (HC3) Water Smart program offers discounted irrigation assessments, rebates for efficient equipment, rebates for turf replacement, DIY turf replacement resources, trainings for landscape professionals, and public education.

These programs directly support the SustainableBreck Water Goal to reduce peak summer water demand by implementing efficient landscaping.

2024 Results

- Watering schedules unified across the County
- 7 Breckenridge HOAs + 3 single-family homes executed irrigation assessments, including Wellington Phase I
- Turf replacement resources launched on website
- 4 Educational events + marketing campaign executed

2025 Progress

- Demo garden efforts at Breckenridge Alpine Garden underway, in partnership with Summit County Garden Club
- 6 HOA properties scheduled for irrigation assessments
- HC3 secured state funds to develop a countywide Turf Replacement Program that includes rebate funds to support resident efforts to convert non-essential grass to beautiful, low-water landscapes and water-smart irrigation upgrades



Housing Workgroup Meeting

July 8th, 2025 - 10:30 to Noon

Minutes from 07/08 Workgroup Meeting

Workgroup comments, notes and minutes have been summarized in red text on the applicable pages of the original presentation.

Attendees : Shannon Haynes, Laurie Best, Dick Carlton, Darci Henning, Aubrey Ciol, Melanie Leas, Julia Puester, and Mark Truckey.

Agenda

- 1) Program Updates
 - 1) Housing Helps
 - 2) Buy Downs
- 2) Project Updates
 - 1) Ullr
 - 2) Runway
 - 3) Stables Village
- 3) Deed Restriction and Lottery Policies - Runway
- 4) Analyzation of rental program and goals
- 5) Update of existing deed restriction for employee mitigation
- 6) Misc. Updates

Housing Helps Update

2025 Housing Helps Budget: \$3,077,000

Property Goal: 20

- 38 applications received so far this year, with 17 moving forward with full approval at this time estimating roughly \$1.85M contribution from Town.
- 7 purchases so far in 2025 with all purchase loans shared with the County. Actively speaking with an additional 4 buyers and their realtors in helping to identify suitable properties for the program.
- Currently averaging a little less than \$110K subsidy per unit.
- 8 of the 17 applications that are moving forward are full appreciation capped Deed Restrictions.
 - County IGA has been executed detailing the agreed upon split in the UBB, County will only participate in the split with new purchases.
 - Average TOB portion of subsidy per unit when shared with the County is \$66K
 - Average TOB subsidy for the full appreciation capped restriction is around \$114K per unit and \$98K per unit for the light restriction.

Buy Down Update

- ILC has just been received on the Baldy duplex to create shared parking agreement because HOA has been disbanded - current party wall agreement is in place

2025 Buy Down Budget: \$3,000,000 Property Goal: 10
Projected subsidy per unit - \$250K - \$300K

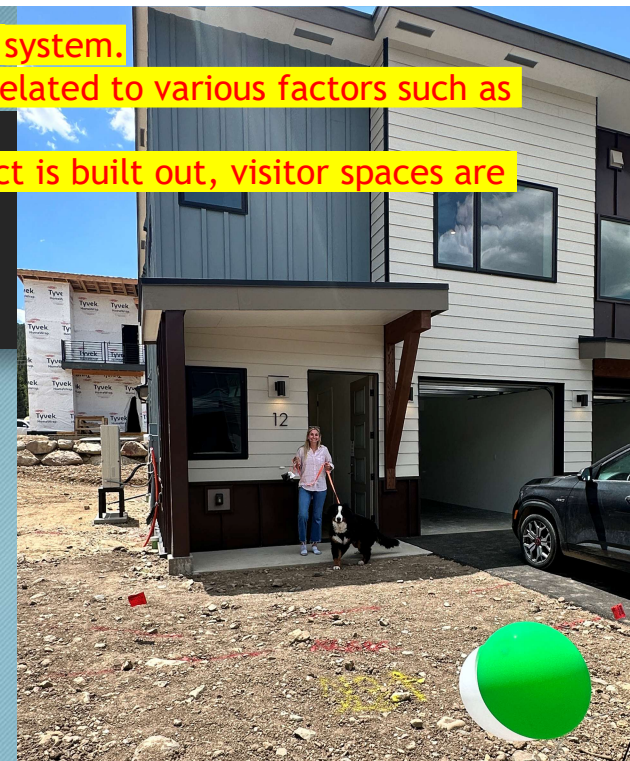
- Town currently has listed a duplex on Baldy Road with no HOA dues. 2 bedroom 2 bath unit at under \$575K.
- Two Town owned properties sold in the first half of the year.
 - Villas at Swan's Nest - 2 bedroom 2 bath closed the end of March.
 - Ski and Racquet Club - 2 bedroom 2 bath condo closed end of May.
 - Spent roughly \$575K, averaging \$285K per unit
- Continuing to monitor MLS for viable properties in desirable locations with low to no HOA dues.



- Property manager at Ullr continues to look for qualified techs to service the new heating system.
- Staff advised that there have been some recent dropouts at Stables Village that may be related to various factors such as timing since the lottery occurred and minimal Earnest Money as an incentive to proceed.
- Staff continues to hear concerns about parking which is likely to continue until the project is built out, visitor spaces are available, and construction traffic is no longer in the area.

Project Updates

- Ullr apartments - heating replacement completed in April.
- Runway
 - Site fencing to commence in July.
 - Council ground break proposed for August 12th.
- Stables Village
 - 3 triplex closings are set to occur in July.
 - 4 duplex closings set to occur in July.
 - 27 remaining units left to close with project completion estimated in May/June of 2026. It is anticipated that several units will close each until project completion is reached.
 - Solar connections have been made and systems are operational.
 - First Stables homeowner will join the HOA board with the developer at the end of the month. Additional homeowners will join the board as closings occur until the full conversion from developer control has been reached upon 100% occupancy.



Deed Restriction and Lottery Policies

- With utilizing the equity lens staff will focus on WHO we are trying to serve.
- Workgroup has some concerns about price creep without an appreciation cap.

Deed Restriction Policies for Runway Neighborhood -

Continuing to look at the policies within deed restrictions through the equity lens. Housing will be attending the BSEAC meeting on July 16th to gather feedback on several deed restriction policies.

- Initial concerns that were brought up are in relation to the light deed restriction, providing built out ADUs and ownership of other developed property.
- Consistency of policies within deed restricted neighborhoods is desired while also allowing for the higher priced units to help subsidize the lower price points.

Lottery Policies -

Initial feedback has been to provide only one priority in the Runway Neighborhood for working for an employer within the Upper Blue Basin. This supports the goals of the Blueprint in an equity conscious way.

Next steps will be to present options to Council on July 22nd.

Analysis of Rental Program and Goals

As part of the annual budgeting process several policy related questions surrounding rental properties have come up. Housing staff is looking at additional ways to support affordable rentals within the community and address the varying needs the community has for rentals. There are currently 5 apartment buildings that the Town has ownership in and 3 privately owned apartment buildings that the Town contributed to in an effort to keep rents affordable. Several questions will need to be considered to help determine the primary focus as staff considers policies and goals over the next couple of months:

- What should the primary AMI target be?
 - Is cost recovery a priority or some subsidy to meet targets?
 - Should the rental program support other programs or only be self sustaining?
 - How do we make sure there is some movement within the properties?
 - Should there be support to private landlords to help increase inventory through some sort of rental assistance or voucher program?
- It was suggested that stability of housing is a primary driving factor that needs to be considered and there are different strategies to consider for different units.
 - Staff was asked to look into how the longevity of TOB employees in housing compares to their length of tenure at TOB.
 - Workgroup agreed that the projects should be self sustaining, but wanted to look at net rent per project to determine a position on if the desired outcome is for rental income to support additional housing programs.
 - SCHA , the County and TOB are engaged in working with a partner to gather rental data for Summit County.

Update of existing deed restriction

Staff has been approached about the possibility of doing a development agreement with a potential new business owner.

- The proposal is to make the paver area in front of the building an approved exterior food and beverage area. The area in question is 444 sq ft and would result in a required 0.69 employee mitigation, which would be equal to a \$68,584 fee in lieu.
- Would Town be interested in doing a development agreement to waive the employee generation fee in lieu in exchange for updating the current deed restriction on the residential unit upstairs, a dorm style set-up roughly 2100 sq feet in size with four individual bedrooms, 3 bathrooms, laundry space and one central kitchen and living space.
- The current deed restriction only requires 'employment' in Summit County and no 'short-term' status. Would propose a light deed restriction that has the standard 30 hour per week work within Summit County criteria if there is interest in upgrading the restriction.

- Workgroup would like staff to look at a AMI rental cap at 100% or lower and review precedent.
- Staff and workgroup are in support of the overall idea of an upgraded DR in lieu of a fee in lieu, terms of the deed restriction to be negotiated and TBD.

Misc. Updates

- Intent of the annexation is to prep the site for development and will eventually provide town water/sewer for the project
- Because the annexation is not time sensitive and the development is not in the immediate pipeline it was determined that a pause was warranted and this will be pulled from 7/22 agenda and pushed indefinitely.

Loge Annexation - annexation to be completed in 2025, will need input on zoning and land use district. Site visit and work session for Council scheduled for July 22nd. Will be bringing examples of current Units Per Acre (UPA) allowed with the existing land use district as well as examples of what higher UPA would look like to the work session.





Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 7/11/2025
Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	INCLUDED
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Staff	No Meeting/Report
<i>*Note: Reports provided by the Mayor and Council Members are listed in the Council agenda.</i>		

- 1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, June 17, 2025, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Austyn Dineen, Garren Riechel and Chair Ace Conway. Authority member Kelly Lovely was absent.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of May 20, 2025, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda
Ms. Olson removed the modification of premises application for Windy City Pizza and Pub from the liquor consent calendar as it is still missing some documentation. Chair Conway declared the agenda approved as amended.

4) Consent Calendar

a) Liquor Consent Calendar

The Liquor Consent Calendar was approved as amended.

b) Marijuana Consent Calendar - None

c) Tobacco Consent Calendar - None

5) Public Hearing; Action Items - None

6) Transfer of Ownership Applications

- a) *M & FF Sushi Inc d/b/a/ Mountain Flying Fish
500 S Main St, Units 3H, 3I & 3J
Transfer of Ownership of a Hotel & Restaurant License from Mountain Flying Fish LLC d/b/a Mountain Flying Fish*

Gen Chen, owner, appeared in person on behalf of the application and his attorney Leo Li attended via Zoom. Mr. Li was also translating a bit for Mr. Chen so many of the questions and answers between the Authority and Mr. Chen would filter through Mr. Li. Mr. Chen stated he has been in Summit County for twelve (12) years and has owned a restaurant in Dillon, CO called Nozawa Sushi and Hibachi ("Nozawa") for ten (10) years. He has worked in the restaurant business for fifteen (15) years. He stated they plan to keep the same type of service, and he is bringing over one of his current managers from Nozawa to manage Mountain Flying Fish. They will not have hibachi at Mountain Flying Fish, and they are keeping the sushi counter. The Authority asked about TIPS trained employees and if the current employees of Mountain Flying Fish will be retained or if they plan to bring over all new staff. Mr. Chen said employees will be trained in alcohol service and they are keeping all the current staff that would like to stay on. There was some more discussion about safe alcohol service training for transferring and new staff, as well as current Mountain Flying Fish staff and Authority Member Zimmerman summarized it as the Authority expects all front of the house employees to be TIPS trained from a Colorado accredited alcohol serve safe trainer and have that proof available if asked for it. There are several sources where that training can be obtained. The Authority also asked about hours of operation and Mr. Chen stated they will be expanding the Mountain Flying Fish hours to include lunch service, as well as dinner.

Chair Conway made a motion to approve the transfer of ownership of the hotel & restaurant license application. A roll call vote was taken, and the motion passed 3-1 with Authority Member Riechel dissenting.

7) Informal Discussion

- a) Police Department Update
There was no police update.

Breckenridge Liquor and Marijuana Licensing Authority
Regular Meeting
Tuesday, June 17, 2025

- a) Town Attorney Update
There was no attorney update.
 - b) Town Clerk Update
Ms. Olson stated she had no update.
 - c) Public Comment
There was no public comment.
- 8) Adjournment
With no further business to discuss Chair Conway adjourned the meeting at 9:25 am.

The next regular meeting will be held on July 15, 2025. Submitted by Tara Olson, CMC, Deputy Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair



Department of Finance

June 30th, 2025

Executive Summary

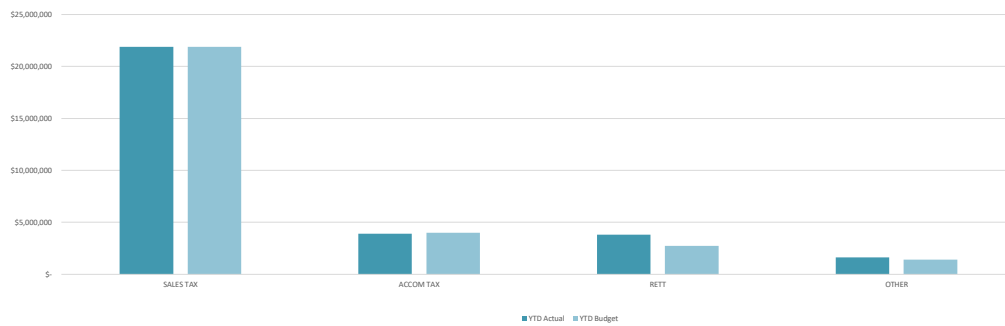
June 30, 2025

This report covers the first six months of 2025. June is largely reflective of May tax collections

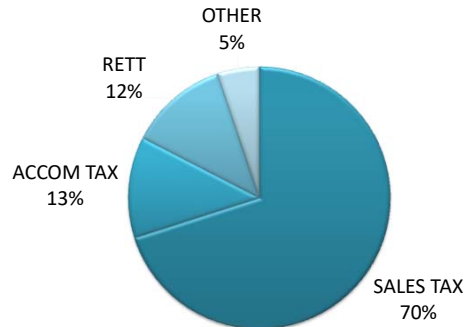
Overall, we are approximately \$1.1M above 2025 budgeted revenues in the Excise fund and \$.5M behind prior year. Sales tax is currently flat in comparison with YTD budget, and behind \$.4M in comparison with prior year. Accommodations tax is flat in comparison with YTD budget and behind \$.2M in comparison with prior year. Real Estate Transfer Tax is ahead \$1M in comparison with YTD budget and ahead \$.2M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 21,867,962	\$ 21,888,338	100%	\$ 35,700,000	\$ 22,299,945	\$ 39,635,660
ACCOMMODATIONS TAX	3,903,666	3,993,219	98%	5,500,000	4,155,367	6,119,752
REAL ESTATE TRANSFER	3,823,263	2,742,271	139%	6,000,000	3,573,233	7,420,538
OTHER*	1,618,168	1,423,172	114%	2,812,053	1,675,810	3,427,083
TOTAL	\$ 31,213,058	\$ 30,047,000	104%	\$ 50,012,053	\$ 31,704,355	\$ 56,603,033

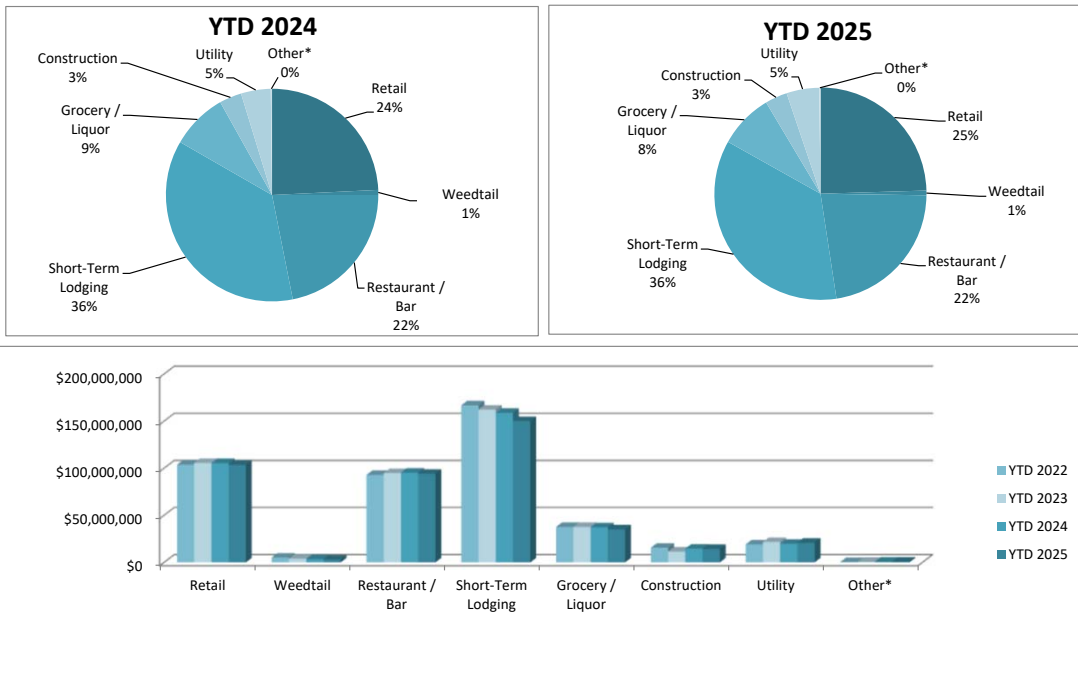
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: May 2024

Net Taxable Sales by Industry-YTD

Description	YTD 2022	YTD 2023	YTD 2024	2024	YTD 2025	2024/2025	2024/2025	2025
				% of Total		\$ Change	% Change	% of Total
Retail	\$103,737,377	\$105,541,253	\$105,473,163	24.20%	\$103,612,918	(\$1,860,245)	-1.76%	24.54%
Weedtail	\$5,224,232	\$4,138,230	\$3,386,222	0.78%	\$3,004,066	(\$382,156)	-11.29%	0.71%
Restaurant / Bar	\$92,931,308	\$94,889,506	\$95,414,944	21.89%	\$94,244,949	(\$1,169,994)	-1.23%	22.32%
Short-Term Lodging	\$166,790,278	\$162,234,193	\$158,853,994	36.45%	\$150,051,357	(\$8,802,637)	-5.54%	35.54%
Grocery / Liquor	\$37,686,805	\$37,679,646	\$37,372,808	8.58%	\$35,088,169	(\$2,284,638)	-6.11%	8.31%
Construction	\$15,611,938	\$11,537,658	\$14,644,740	3.36%	\$14,400,277	(\$244,463)	-1.67%	3.41%
Utility	\$19,098,462	\$21,689,629	\$19,818,179	4.55%	\$20,902,798	\$1,084,619	5.47%	4.95%
Other*	\$566,620	\$646,139	\$851,311	0.20%	\$859,565	\$8,254	0.97%	0.20%
Total	\$441,647,021	\$438,356,254	\$435,815,360	100.00%	\$422,164,100	(\$13,651,260)	-3.13%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



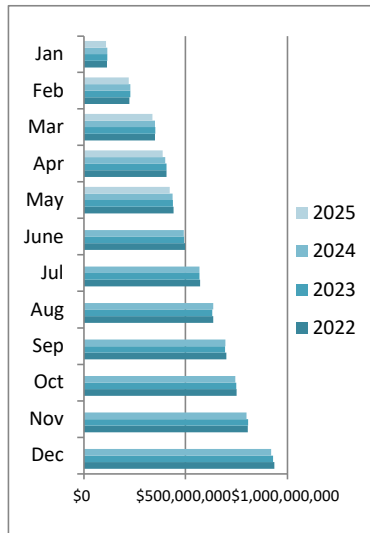
New Items of Note:

- May YTD net taxable sales are currently behind May YTD 2024 by 3.13%.
- For May YTD 2025, there were increases in Utility (5.47%) and we saw a decline in Retail (1.76%), Weedtail (11.29%), Restaurant/Bar (1.23%), Short-Term Lodging (5.54%), Grocery/Liquor (6.11%) and construction (1.67%), compared to May YTD 2024.

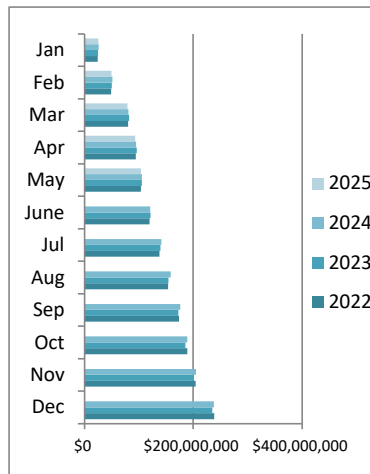
Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

Net Taxable Sales by Sector-Town of Breckenridge Tax Base



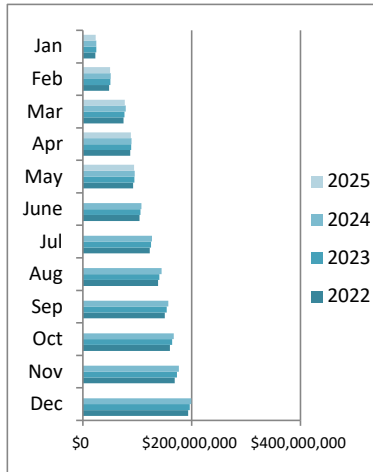
Total Net Taxable Sales					
	2022	2023	2024	2025	% change from PY
Jan	\$113,601,435	\$115,064,646	\$115,300,290	\$108,953,129	-5.50%
Feb	\$111,333,474	\$114,269,804	\$113,213,723	\$111,427,439	-1.58%
Mar	\$125,723,951	\$122,856,552	\$121,716,118	\$117,561,226	-3.41%
Apr	\$56,507,248	\$53,675,349	\$49,751,120	\$49,534,091	-0.44%
May	\$34,480,913	\$32,489,903	\$35,834,110	\$34,688,216	-3.20%
Jun	\$56,189,930	\$54,865,576	\$55,388,348	\$0	n/a
Jul	\$73,256,919	\$75,030,118	\$76,680,790	\$0	n/a
Aug	\$64,943,305	\$63,636,548	\$68,068,860	\$0	n/a
Sep	\$63,905,924	\$62,370,222	\$60,331,061	\$0	n/a
Oct	\$51,589,120	\$55,284,366	\$48,106,741	\$0	n/a
Nov	\$53,838,767	\$57,516,226	\$54,859,594	\$0	n/a
Dec	\$131,852,398	\$123,869,353	\$121,042,266	\$0	n/a
YTD	\$441,647,021	\$438,356,254	\$435,815,360	\$422,164,100	-3.13%
Total	\$937,223,384	\$930,928,662	\$920,293,020	\$422,164,100	-54.13%



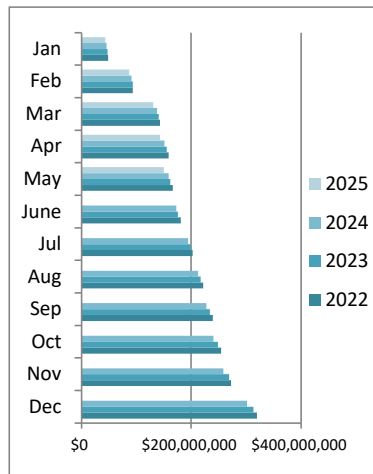
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,256,753	\$25,134,750	\$26,398,802	\$25,521,182	-3.32%
Feb	\$24,760,846	\$25,030,585	\$24,751,950	\$24,283,018	-1.89%
Mar	\$31,218,093	\$31,759,438	\$29,861,812	\$29,460,610	-1.34%
Apr	\$14,378,828	\$14,352,752	\$13,987,549	\$13,865,360	-0.87%
May	\$9,122,858	\$9,263,728	\$10,473,050	\$10,482,749	0.09%
Jun	\$16,235,593	\$16,184,088	\$15,609,526	\$0	n/a
Jul	\$18,204,570	\$17,782,224	\$20,292,684	\$0	n/a
Aug	\$15,820,254	\$15,068,394	\$17,178,259	\$0	n/a
Sep	\$19,891,414	\$18,157,420	\$17,589,263	\$0	n/a
Oct	\$15,179,339	\$12,991,968	\$13,330,479	\$0	n/a
Nov	\$15,583,167	\$15,038,024	\$15,550,612	\$0	n/a
Dec	\$34,095,173	\$34,348,982	\$33,176,019	\$0	n/a
YTD	\$103,737,377	\$105,541,253	\$105,473,163	\$103,612,918	-1.76%
Total	\$238,746,888	\$235,112,355	\$238,200,005	\$103,612,918	-56.50%



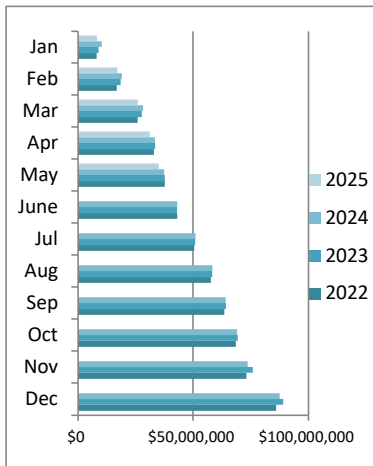
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-3.30%
Jun	\$670,484	\$513,462	\$467,638	\$0	n/a
Jul	\$912,870	\$697,911	\$629,419	\$0	n/a
Aug	\$777,363	\$578,590	\$564,981	\$0	n/a
Sep	\$611,456	\$463,014	\$432,168	\$0	n/a
Oct	\$529,983	\$413,804	\$409,174	\$0	n/a
Nov	\$581,583	\$447,069	\$439,585	\$0	n/a
Dec	\$1,014,636	\$785,178	\$703,302	\$0	n/a
YTD	\$5,224,232	\$4,138,230	\$3,386,222	\$3,004,066	-11.29%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$3,004,066	-57.28%



Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,042,953	\$24,155,050	-3.55%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,202,206	-1.81%
Mar	\$26,280,138	\$25,821,441	\$27,277,628	\$26,978,234	-1.10%
Apr	\$12,415,528	\$12,209,139	\$10,610,820	\$10,988,084	3.56%
May	\$5,669,343	\$5,883,754	\$5,797,807	\$5,921,375	2.13%
Jun	\$11,796,384	\$11,309,552	\$12,348,694	\$0	n/a
Jul	\$18,692,700	\$19,294,325	\$19,761,678	\$0	n/a
Aug	\$14,956,807	\$15,634,593	\$17,307,423	\$0	n/a
Sep	\$12,668,238	\$13,197,620	\$12,809,825	\$0	n/a
Oct	\$9,309,000	\$9,879,709	\$9,489,439	\$0	n/a
Nov	\$9,038,337	\$9,285,260	\$9,752,927	\$0	n/a
Dec	\$24,150,159	\$23,302,685	\$22,813,264	\$0	n/a
YTD	\$92,931,308	\$94,889,506	\$95,414,944	\$94,244,949	-1.23%
Total	\$193,542,933	\$196,793,250	\$199,698,194	\$94,244,949	-52.81%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,613,697	\$47,461,191	\$45,967,138	\$43,870,565	-4.56%
Feb	\$45,169,344	\$46,133,344	\$45,189,095	\$43,460,858	-3.82%
Mar	\$49,665,680	\$47,143,257	\$47,180,341	\$43,749,093	-7.27%
Apr	\$15,604,892	\$14,586,635	\$12,974,080	\$12,056,801	-7.07%
May	\$7,736,666	\$6,909,765	\$7,543,340	\$6,914,040	-8.34%
Jun	\$14,461,872	\$13,811,321	\$14,224,167	\$0	n/a
Jul	\$21,720,310	\$23,247,770	\$21,596,573	\$0	n/a
Aug	\$19,219,232	\$18,160,095	\$18,243,238	\$0	n/a
Sep	\$17,238,667	\$16,970,088	\$15,046,851	\$0	n/a
Oct	\$15,303,928	\$14,656,976	\$12,833,524	\$0	n/a
Nov	\$18,013,772	\$20,260,148	\$18,022,896	\$0	n/a
Dec	\$46,904,200	\$43,999,343	\$42,887,826	\$0	n/a
YTD	\$166,790,278	\$162,234,193	\$158,853,994	\$150,051,357	-5.54%
Total	\$319,652,259	\$313,339,934	\$301,709,068	\$150,051,357	-50.27%



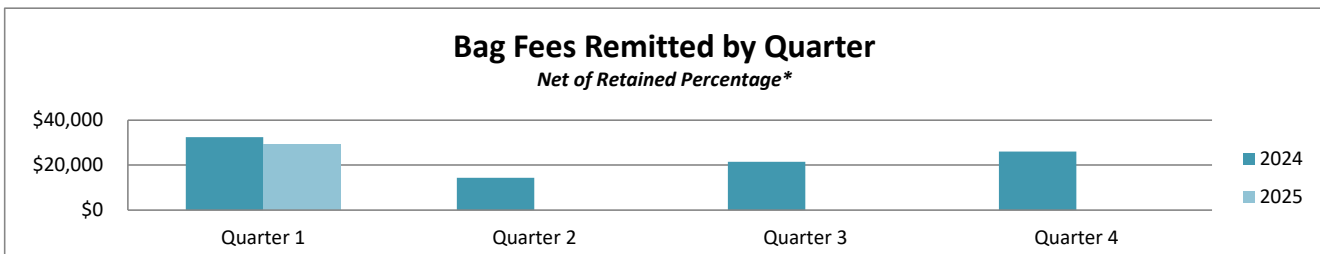
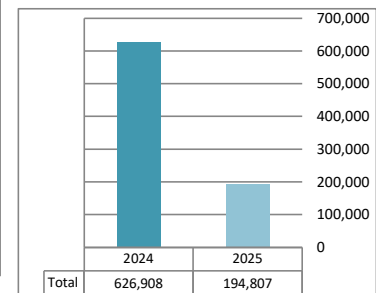
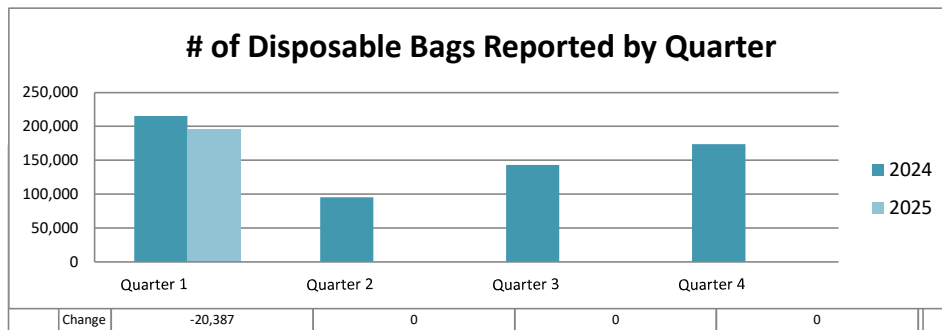
Grocery / Liquor					
	2022	2023	2024	2025	% change
Jan	\$8,170,578	\$8,997,217	\$10,314,078	\$8,198,021	-20.52%
Feb	\$8,753,193	\$9,587,315	\$8,834,611	\$8,981,885	1.67%
Mar	\$9,019,659	\$9,151,128	\$9,118,563	\$8,816,396	-3.31%
Apr	\$6,998,996	\$5,851,774	\$5,078,187	\$5,137,220	1.16%
May	\$4,744,379	\$4,092,212	\$4,027,368	\$3,954,647	-1.81%
Jun	\$5,436,849	\$5,335,000	\$5,742,402	\$0	n/a
Jul	\$7,431,072	\$7,828,316	\$7,939,664	\$0	n/a
Aug	\$7,177,335	\$7,441,155	\$7,411,914	\$0	n/a
Sep	\$5,816,776	\$5,964,152	\$5,613,339	\$0	n/a
Oct	\$4,953,494	\$5,140,210	\$5,002,786	\$0	n/a
Nov	\$4,692,648	\$6,579,348	\$4,631,519	\$0	n/a
Dec	\$12,887,729	\$13,094,821	\$13,936,319	\$0	n/a
YTD	\$37,686,805	\$37,679,646	\$37,372,808	\$35,088,169	-6.11%
Total	\$86,082,707	\$89,062,650	\$87,650,750	\$35,088,169	-59.97%



Construction					
	2022	2023	2024	2025	% change
Jan	\$3,154,453	\$1,962,932	\$2,221,509	\$1,722,016	-22.48%
Feb	\$2,341,894	\$1,360,701	\$2,275,344	\$2,832,592	24.49%
Mar	\$3,647,770	\$3,009,375	\$2,827,899	\$2,883,454	1.96%
Apr	\$2,708,757	\$2,261,020	\$2,760,882	\$3,063,201	10.95%
May	\$3,759,065	\$2,943,631	\$4,559,106	\$3,899,014	-14.48%
Jun	\$4,657,020	\$4,382,878	\$4,199,950	\$0	n/a
Jul	\$3,502,204	\$3,451,877	\$3,616,958	\$0	n/a
Aug	\$4,281,538	\$4,064,817	\$4,535,551	\$0	n/a
Sep	\$4,471,844	\$4,445,435	\$5,757,426	\$0	n/a
Oct	\$3,650,716	\$9,724,611	\$4,567,357	\$0	n/a
Nov	\$2,701,384	\$3,100,223	\$3,629,437	\$0	n/a
Dec	\$7,466,889	\$3,561,546	\$2,981,980	\$0	n/a
YTD	\$15,611,938	\$11,537,658	\$14,644,740	\$14,400,277	-1.67%
Total	\$46,343,533	\$44,269,046	\$43,933,399	\$14,400,277	-67.22%

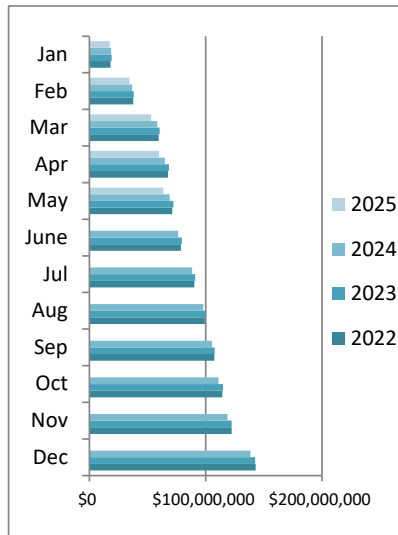
Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags. The fee was increased to \$.25 in 2023.

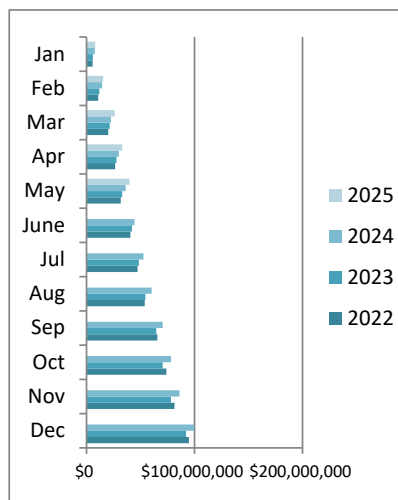


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.

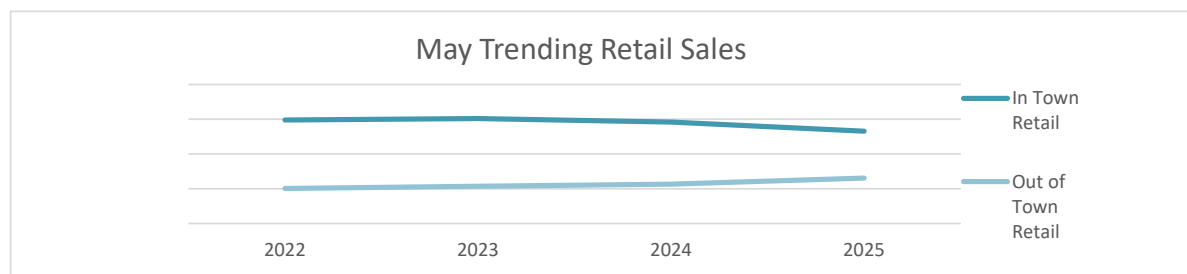
The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2022	2023	2024	2025	% change from PY
Jan	\$18,184,827	\$19,108,292	\$18,685,618	\$17,534,054	-6.16%
Feb	\$19,508,694	\$19,040,384	\$18,076,194	\$16,857,400	-6.74%
Mar	\$21,827,321	\$22,224,826	\$21,541,501	\$18,719,728	-13.10%
Apr	\$7,998,612	\$8,037,999	\$6,678,666	\$6,901,258	3.33%
May	\$3,823,449	\$3,867,457	\$4,135,670	\$3,703,909	-10.44%
Jun	\$7,362,143	\$7,206,004	\$7,301,529	\$0	n/a
Jul	\$11,560,109	\$11,408,584	\$11,921,289	\$0	n/a
Aug	\$9,105,196	\$8,973,043	\$9,687,533	\$0	n/a
Sep	\$8,108,537	\$7,926,583	\$7,399,552	\$0	n/a
Oct	\$6,907,356	\$7,150,142	\$5,667,052	\$0	n/a
Nov	\$7,936,932	\$7,344,425	\$7,662,638	\$0	n/a
Dec	\$20,681,569	\$20,267,586	\$19,622,501	\$0	n/a
YTD	\$71,342,903	\$72,278,958	\$69,117,649	\$63,716,348	-7.81%
Total	\$143,004,744	\$142,555,324	\$138,379,742	\$63,716,348	



Retail: Out-of-Town					
	2022	2023	2024	2025	% change
Jan	\$5,695,992	\$5,992,596	\$7,713,183	\$7,987,128	3.55%
Feb	\$5,221,719	\$5,990,201	\$6,675,756	\$7,425,618	11.23%
Mar	\$9,296,568	\$9,484,199	\$8,270,856	\$10,740,882	29.86%
Apr	\$6,349,353	\$6,314,753	\$7,308,883	\$6,964,102	-4.72%
May	\$5,262,164	\$5,361,363	\$6,337,381	\$6,778,840	6.97%
Jun	\$8,828,510	\$8,927,816	\$8,248,450	\$0	n/a
Jul	\$6,610,788	\$6,373,640	\$8,314,096	\$0	n/a
Aug	\$6,681,996	\$6,095,351	\$7,490,726	\$0	n/a
Sep	\$11,736,190	\$10,173,523	\$10,189,711	\$0	n/a
Oct	\$8,235,111	\$5,841,826	\$7,663,427	\$0	n/a
Nov	\$7,614,113	\$7,693,600	\$7,887,975	\$0	n/a
Dec	\$13,362,780	\$14,003,582	\$13,553,518	\$0	n/a
YTD	\$31,825,795	\$33,143,112	\$36,306,060	\$39,896,570	9.89%
Total	\$94,895,284	\$92,252,450	\$99,653,962	\$39,896,570	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 10.44% in May 2025 as compared to 2024. The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector had an overall increase in sales of 6.97% for May 2025 compared to 2024.

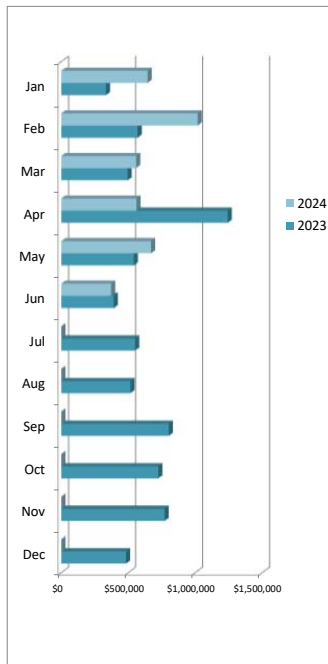
Real Estate Transfer Tax

New Items of Note:

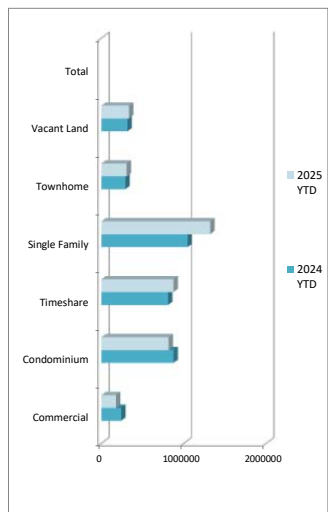
- Revenue June is ahead \$1M to budget and ahead \$.2M to prior year.
- Single Family sales account for the majority of the sales (34.51%), with Timeshare sales in the second position of highest sales (22.83%) subject to the tax. Timeshare sales are ahead YTD by (8.05%).
- The variability in RETT revenue compared to 2024 is primarily due to a few commercial and vacant land sales that occurred in January and February of 2025, including the sale of several high-priced single-family homes. Additionally, in April 2024, there was a significant commercial transaction that did not have a comparable counterpart in April 2025. This makes April 2025 appear lower by comparison, but the difference is simply a matter of timing regarding when large commercial sales were recorded.

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT						
	2023	2024	2025	% change	2025 budget	+/- Budget
Jan	\$366,761	\$334,088	\$643,773	92.70%	\$322,424	\$321,349
Feb	\$445,546	\$569,686	\$1,018,132	78.72%	\$463,127	\$555,006
Mar	\$431,380	\$495,625	\$558,164	12.62%	\$424,005	\$134,159
Apr	\$456,127	\$1,240,904	\$560,240	-54.85%	\$760,925	-\$200,684
May	\$478,584	\$540,842	\$670,611	23.99%	\$466,470	\$204,141
Jun	\$278,784	\$392,088	\$372,312	-5.04%	\$305,321	\$66,991
Jul	\$617,133	\$550,835	\$0	n/a	\$537,592	n/a
Aug	\$574,378	\$515,499	\$0	n/a	\$501,580	n/a
Sep	\$1,139,485	\$802,713	\$0	n/a	\$899,145	n/a
Oct	\$553,836	\$723,645	\$0	n/a	\$508,399	n/a
Nov	\$384,307	\$770,442	\$0	n/a	\$352,778	n/a
Dec	\$499,188	\$484,061	\$0	n/a	\$458,234	n/a
YTD	\$2,457,182	\$3,573,233	\$3,823,233	7.00%	\$2,742,271	\$1,080,962
Total	\$6,872,481	\$7,420,428	\$3,823,233		\$6,000,000	



by Category					
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total
Commercial	\$ 238,260	\$ 175,250	\$ (63,010)	-26.45%	4.58%
Condominium	\$ 875,474	\$ 814,418	\$ (61,055)	-6.97%	21.30%
Timeshare	\$ 807,868	\$ 872,921	\$ 65,053	8.05%	22.83%
Single Family	\$ 1,045,650	\$ 1,319,215	\$ 273,565	26.16%	34.51%
Townhome	\$ 290,616	\$ 305,990	\$ 15,374	5.29%	8.00%
Vacant Land	\$ 315,365	\$ 335,438	\$ 20,073	6.36%	8.77%
Total	\$ 3,573,233	\$ 3,823,233	\$ 250,000	7.00%	100.00%

Breckenridge - Source DMX RAO

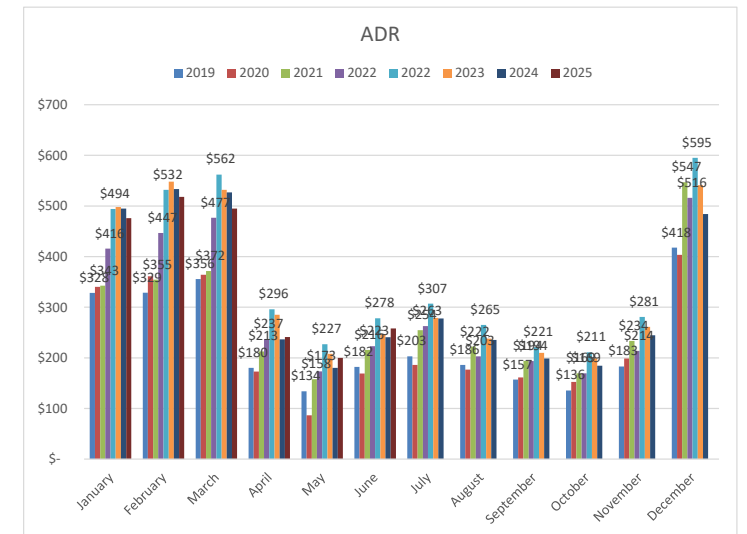
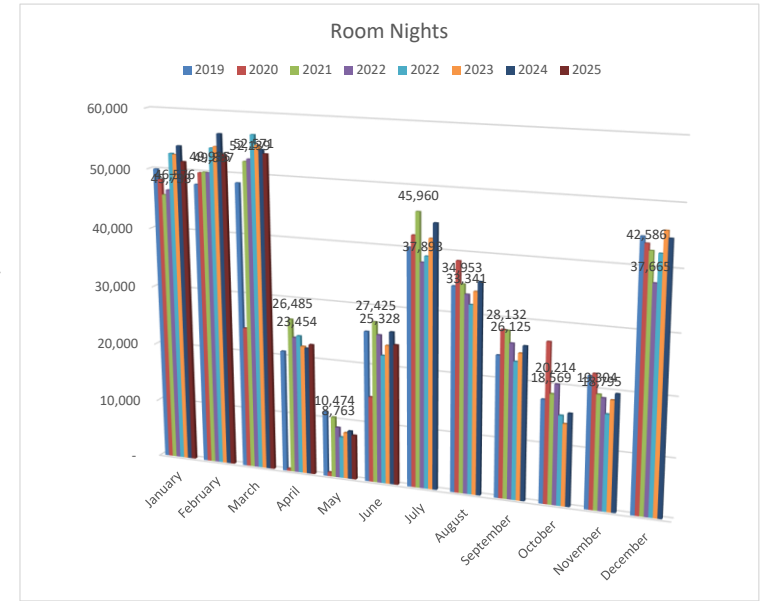
Occupied Room

Nights	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023	Key Data 2024	Key Data 2025
January	49,948	48,246	45,733	46,576	52,702	52,550	54,021	51,466
February	47,850	49,813	49,935	49,887	53,997	54,277	56,406	53,032
March	48,554	24,202	52,139	52,571	56,570	54,906	54,245	53,573
April	20,895	350	26,485	23,454	23,804	22,080	21,816	22,504
May	11,274	637	10,474	8,763	7,152	7,999	8,367	7,699
June	25,696	14,696	27,425	25,328	21,948	23,690	26,012	23,929
July	40,131	42,162	45,960	37,893	38,934	41,839	44,359	
August	34,515	38,623	34,953	33,341	31,745	33,922	35,575	
September	23,973	28,205	28,132	26,125	23,217	24,641	25,888	
October	17,516	26,959	18,569	20,214	15,202	13,895	15,684	
November	22,132	22,574	19,304	18,795	16,252	18,613	19,692	
December	44,693	43,650	42,586	37,665	42,276	45,823	44,670	
Total	387,177	340,117	401,695	380,612	383,799	394,235	406,735	212,203

ADR	DMX 2019	DMX 2020	DMX 2021	DMX 2022	Key Data 2022	Key Data 2023	Key Data 2024	Key Data 2025
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 494	\$ 498	\$ 495	\$ 476
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 532	\$ 548	\$ 533	\$ 518
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 562	\$ 532	\$ 527	\$ 495
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285	\$ 237	\$ 241
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208	\$ 180	\$ 200
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247	\$ 241	\$ 258
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279	\$ 278	
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 265	\$ 238	\$ 235	
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210	\$ 199	
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199	\$ 184	
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261	\$ 244	
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541	\$ 484	
Average	\$ 233	\$ 231	\$ 273	\$ 294	\$ 356	\$ 337	\$ 320	\$ 365

December 2024 - Key Data 52 properties, 3,275 units

February 2025 Key Data 55 poperties, 3,282 units





June 30, 2025

Financial Statement

JUNE
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	YTD TO ORIG BUDGET YTD			FORECAST TO ORIG BUDGET			FORECAST CHANGES		
	<u>ACTUAL</u> <u>FY25 YTD</u>	<u>BUDGET</u> <u>FY25 YTD</u>	<u>ACTUAL vs</u> <u>BUDGET</u> <u>FY25 YTD</u>	<u>APRIL FORECAST</u> <u>FY25</u>	<u>BUDGET</u> <u>FY25</u>	<u>FORECAST</u> <u>FY25</u>	<u>JULY</u> <u>FORECAST</u> <u>FY25</u>	<u>APRIL</u> <u>FORECAST</u> <u>FY25</u>	<u>FORECAST</u> <u>FY25</u>
TOTAL REVENUES	\$ 111,986,170	\$ 108,714,111	\$ 3,272,058	\$ 203,353,434	\$ 196,934,894	\$ 6,418,540	\$ -	\$ 203,353,434	\$ (203,353,434)
TOTAL EXPENDITURES	\$ 83,112,433	\$ 94,941,848	\$ 11,829,415	\$ 221,951,979	\$ 216,889,618	\$ (5,062,361)	\$ -	\$ 221,951,979	\$ (221,951,979)

YTD COMMENTS - REVENUES		
- Accom Regulatory Fee	\$ (69,992)	Reduced licenses
- Cost Sharing	\$ 278,560	OST-Summit Cty Jackpot property \$70K, Thor \$134K, Corum \$75K
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Employee Paid Premiums	\$ (163,359)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (497,100)	Budget phasing
- Grants	\$ (495,200)	DOLA Utility phasing
- Housing Helps Contribution	\$ (115,540)	Budget phasing
- Insurance Recoveries	\$ 99,476	Golf-Skid Steer, Garage-Proterra Bus 9234
- Investment Income	\$ 1,481,843	Return on investments
- Renewable Energy	\$ 104,242	Sust-July 2024-Dec 2024 ULLR/SOL Community Solar Platform
- Rental Income	\$ (243,057)	Housing Rent concessions
- RETT	\$ 1,080,992	Single Family homes
- Stop Loss/Medical Rebates	\$ 312,352	Budget favorable
- Tax-Franchise	\$ (41,979)	Budget phasing
- Tax-Lift Ticket	\$ 141,116	Budget phasing
- Tax-Nicotine	\$ 121,535	Budget phasing
- Tax-Sales	\$ 233,053	Budget phasing
Total	\$ 3,404,996	

YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 980,515	Vacancy rate & Benefit credit
- Material & Supplies	\$ 649,734	Budget phasing, all funds
- Charges for Services	\$ 1,261,718	Budget phasing, all funds
- Charges for Services	\$ 421,243	Phasing-Buy Downs
- Charges for Services	\$ (413,974)	Phasing-Housing Helps
- Charges for Services	\$ (966,339)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ 9,688,755	Budget phasing (OST, Utility)
- Grants	\$ (125,000)	NRO, Breck Film, and Breck Backstage Theater
- Grants	\$ (105,000)	Breck Create SPARK
- Debt Interest	\$ 322,514	Phasing-Reverse accrual CWRPDA loan interest
Total	\$ 11,564,166	

FORECAST TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
- Utility Fund	\$ (500,000)	Runway timing, Housing transfer
- Marketing Fund	\$ (225,100)	5% tax reduction
- Excise Fund	\$ (2,060,000)	5% tax reduction
- Excise Fund	\$ 1,500,000	RETT based on YTD/trending
- Housing Fund	\$ (1,200,000)	Budget correction
- Open Space Fund	\$ 1,429,285	Budget correction
- Special Projects Fund	\$ 500,000	Transfer from Excise Fund/Grants, SPARK
- Childcare Fund	\$ 5,000,000	Transfer from Excise Fund/Building purchase
- Healthcare Fund	\$ (160,000)	Employee premium reclass

Total	\$ 6,462,239
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FORECAST TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 250,000	Vacancy & Premium reclass
- Utility Fund	\$ (416,000)	Design fees Gary Roberts
- Golf Fund	\$ (273,788)	WTP
- Excise Fund	\$ (500,000)	Updated proforma
- Excise Fund	\$ (5,000,000)	\$500K to Special Projects
- Excise Fund	\$ (5,000,000)	\$SM to Childcare
- Housing Fund	\$ 1,105,500	Runway project updates
- Garage Fund	\$ (30,902)	Updated proforma
- Facilities Fund	\$ 318,750	Updated proforma
- Special Projects Fund	\$ (500,000)	SPARK, grants

Total	\$ (5,046,440)
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Note: Comments speak to more prominent variances versus to every variance

**TOWN OF BRECKENRIDGE
2025 CASH FLOW**

	2025 Budget	2025 Forecast (APR)
REVENUE (NET TRANSFERS)	137,461,880	138,880,471
CAPITAL EXPENSE	(56,750,656)	(55,456,159)
OPERATING EXPENSE (NET TRANSFERS)	(100,665,998)	(102,022,856)
NET	(19,954,774)	(18,598,544)
CASH OUT		
EDAP (5 LOANS PER YEAR)	500,000	500,000
DEBT PRINCIPAL (WATER TREATMENT, GPTD #002)	2,791,105	2,791,105
CAPITAL LEASES (GOLF CARTS GPS #005)	54,237	54,237
CAPITAL LEASES (2019 2 BUSES)	42,250	42,250
CAPITAL LEASES (2023 3 BUSES)	63,375	63,375
	(3,450,967)	(3,450,967)
CASH IN		
NORDIC LOAN	36,000	36,000
EDAP LOAN	30,000	30,000
	66,000	66,000
CASH	(23,339,741)	(21,983,511)
BEGINNING CASH BALANCE	165,188,414	177,170,572
YEAR END CASH BALANCE	141,848,674	155,187,061
KPI: CASH TO OPEX = \$135M (BALANCED BUDGET)	135,000,000	135,000,000
SURPLUS/DEFICIT	6,848,674	20,187,061
	105%	115%

Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation
Date: 7/15/2025 (for the 7/22/25 work session)
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on July 9, 2025. Below you will find the meeting minutes and a link to the SEPA calendar. 4th of July programming was reviewed with positive feedback. Breck Create joined to give details on BIFA and the upcoming Spark installation. Additionally, Breckenridge Ski Resort gave an update on their winter programming. This is attached at the end of the memo. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, July 9, 2025
Right event, right time, right result

Attending: Jeff Edwards, Tony Cooper, Dave Feller, Carter Nelson, Neal Kerr, Tamara Nuzzaci Park, Karlie McLaughlin Kelly Sanders, Cait McClusky, Jon Dorr, Marika Page, Lucy Kay, Ken Miller, Jen Mehlin

Guests: Sarah Wetmore, Becca Reniers, Majai Bailey, Shannon Haynes, Brooke Shotts, Gena Osborn, Mike McCormack, Mike Pasquarella, Suzanne Lifgren, Jenny Hammock, TJ Messerschmitt

- I. **Jeff called the meeting to order at 9:30 am.**
 - a The Committee Chair took roll call.
 - b A motion was made to approve June 4, 2025, meeting minutes.
 - **M/S/P**
- II. **Upcoming Events – BEC reviewed upcoming events and had no concerns**
 - a 7.10.25 Breck Create Annual Fundraiser
 - b 7.19.25 Breck Summer Beer Festival @ Beaver Run
 - c 7.25-26.25 Breck Food & Wine Festival @MSS
 - d 7.31.25 Breckenridge Backstage Theatre's Annual Gala
 - e 8.7-8.9.25 24th Annual Breckenridge August Arts Festival @MSS
 - f 8.10-16.26 Breck Epic
 - g 8.10-12.25 Breck Bike Week
 - h 8.14.25 BIFA
 - Spark installation will begin on Aug 12th with a media preview on the 14th and public viewings on the 15,16, 17. Events taking place at the Riverwalk Center each night leading up to Spark.

- i* 8.21-23.25 Breck Wine Classic @ Beaver Run
- j* 8.22-24.25 Hog Fest @ MSS
- k* 8.24.25 Carter Museum Birthday Party
- l* 8.30.25 Duck Race
- m* 8.30 -9.1.25 Breck Crest Trail Run Festival
- n* 8.30-9.1.25 50th Annual Great Divide Art Festival @CMC
- o* 9.12-15.25 Oktoberfest
- p* 9.18-21.26 Breck Film Festival
- q* 9.26-27.25 Breckenridge Bluegrass & Beer Festival @ MSS

III. Review Past Events

- a 6.6.25 Town Party – no concerns
- b 6.12-13.25 RAM Legacy in Action Day @ Carter Park – no concerns
- c 6.14.25 Breck Pride Party @ RWC Lawn – no concerns
- d 6.19 -8.21.25 **Ongoing** - AirStage Apres (ASA) @ Arts District – no concerns
- e 6.19-9.25.25 **Ongoing** - Breck Farmers Market @ Exchange Lot – no concerns
- f 6.25.25 Bike to Work Day - no concerns
- g 6.26-8.9.25 **Ongoing** - NRO Summer Concert Series – no concerns
- h 7.4.25 Fourth of July Parade
 - 39 floats and 2 marching bands. Only concern was number of big trucks/noise from the trucks – plans to limit number of vehicles per float group next year.
- i 7.4.25 Breck Create 4th of July Animation
 - Breck Create activations were well attended, particularly dog fashion show and Cirque Mechanics performance. Will need to plan for additional infrastructure to improve viewer experience if doing something similar in the future.

IV. General Updates and Discussion

- a BSR Update on Winter Events – Carter & Molly
 - Resort is focusing on attracting Young & Independent demographic after continued decline in visitation. Three pillars of this strategy are: Resort and Town Connection, Amplifying Big Breck Energy, Competitions and Athlete Culture
 - Several key winter events planned including Opening weekend event featuring a Matchstick productions film screening, Snowboard Magazine demo day at Vista Haus (targeting Dec 13), large scale competition with Rockstar Energy – the “Rockstar Energy Open” taking place Dec 19-21st, DJ Cat activations near Peak 9 base, Community First Tracks in January, Toyota Takeover, 40th anniversary snowboard world championships, Beaks & Beats Music Series, Closing Weekend Pond Skim
- b Forward looking strategy for Breckenridge Events
 - Discussion regarding how to strategically approach events moving forward – Breckenridge is down on overnight visitation significantly, and needs a reason to draw people back in – events are a critical component of doing that
 - How can all organizations in BEC coordinate together – need clarity on who does what, timing of events, ways to support

V. Additional BEC Meeting to take place on **Wednesday, July 30, 2025 at 9:00am** ahead of regularly scheduled meeting on August 6.

VI. Meeting adjourned at 10:40am.

The Breckenridge Events Committee evaluates events against four strategic goals:

- **Build Business** - An event designed to drive revenue for greater business community.

- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.



Reignite destination visitation growth and address value and competitive headwinds with Young & Independents and Prospects.

- Visitation declined from FY19 to FY24, (8%) and has declined the past 2 years since peak visitation in FY22. Although all CO resorts saw declines FY23 to FY24, Breckenridge's declines were outsized.
- FY25 STD SVs (5%) vs. FY24

Opportunity

Insights

Strategy

Young & Independents (19-34, no kids)

- **Decline primarily in Young & Independent GC P2Y but has increased since FY19 +11% - FY24: 33% of GC mix**
- Y&I life stage leads Millennials and Gen Z in guest count and scans. **Gen Z growing YoY, but not enough to offset Millennial decline.**
- NPS for 18-34 year olds lower than Breck average by 6 pts, with room to increase likelihood to return
- Top reasons for guests skiing Breck less in FY24 split between **friends/family going less, cost of pass, and wanting to try other resorts.**
- **Breck ranks #1 in Full Resort Experience** and is known for its expansive, varied terrain and classic mountain feel

Drive Young & Independent visitation by amplifying the ultimate mountain experience you get only at Breck.

Prospects

- **Breck is the top Prospecting resort in the Rockies**; however, it's losing Prospects. Prospects accounted for 42% of FY24 decline.
- **Breck ranks #3 in unaided awareness in the US** and remained relatively flat, -1% in FY25 vs FY19
- GX detractors for prospects are price and navigating the resort

Grow Breck's (&VRs) pipeline of future guests by driving trial among new destination skiers/riders.



FY26 Breckenridge Experience Pillars

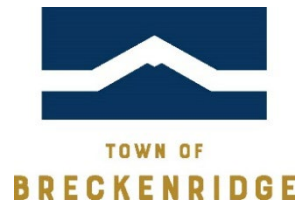
Brand Position		Key Target Audiences	Resort Objectives
The definitive mountain destination for Independent Spirits		• Young and Independents • Prospects	• Drive visitation by amplifying the ultimate mountain experience you get only at Breck. • Grow Breck's (&VRs) pipeline of future guests by driving trial among new destination skiers/riders.
Pillar	Resort and Town Connection	Amplifying Big Breck Energy	Competitions and Athlete Culture
Why	Across the Five peaks to the town of Breckenridge, this is the ultimate mountain experience. • Five peaks, High alpine exploration, Town of Breckenridge • Competition style events combined with music drive engagement with new younger audiences. • Young and independent visitation has increased +11% since FY19	Breck's après scene keeps the adventure going, with club like feel at TBar, Destination driving artists on the mountain—all in a true mountain town setting. • Après in recent years has been a major driver to Millennial and Gen Z visitation trends	Bringing back large scale and grass roots competitions will drive Breck further as the ultimate mountain experience. • Crowd turnout in the few competitions we have done in the past seasons • Take back market share lost to Copper • Elevate Breck's status as a place for athletes and creating skiing/snowboarding
How	Optimize High Five campaign to and integrate events as a primary trip motivator • Drive awareness of new large-scale music events (Music Tour) with earlier marketing • Target underutilized marketing avenues that competitors have been using to drive their events • Appeal to locals and the feeling like a local for destination guests	Create FOMO in Y&I guests and keep guests engaged after a day of skiing • Focusing on DJ acts with strong national followings and loyal local audiences in Denver. • Focus on utilizing partner dollars to amplify TBar DJ reach. Look at keeping the bar open past the gondola hours	Big Breck Energy revolves around large competitions and sport culture: • Target and retain large to medium scale competition events paired with on mountain and town music moments. • Cultivating or creating unique competition moments that celebrate Breck's History
Key Experiences	• Opening Day • Wake up Breck • Lively on-mountain and in-town après scene • Community First Tracks • Closing Day	• Peaks & Beats Music series • TBar après Friday – Sunday throughout the season • DJ Cat activations • Toyota Takeover Après • RSEO on-mountain and in-town concerts	• Rockstar Energy Open • 40th anniversary snowboard world championships • Breck Pond Skim • Snowboard Magazine Demo Day



FY26 Guest Experience Events & Activations Calendar

Headline: Breckenridge will seek to secure large scale competition events paired with mainstream music moments, while also incorporating experiences that celebrate passholders and the local community.

Event/Activation (use "NEW" if new)	Business Objective	Target Audience	Timing
Wake Up Breck	Pass Holder Engagement	Local Community	Thursday before opening
Opening Day – Matchstick productions "TBD"	Pass Holder Engagement	Local Pass Holders	Mid-November
Snowboard Mag Demo Days "NEW"	Enhance guest experience/ Drive visitation	Destination & Local Paid / Pass	Dec 13, 2025
Rockstar Energy Open "NEW"	Drive visitation/ Drive Ancillary Sales	Destination Pass / Paid	Dec 19-21, 2025
DJ Cat LLSD	Enhance guest experience	Destination & Local Pass / Paid	December - March
Community First Tracks	Enhance guest experience/ Drive visitation	Destination & Local pass holders	Friday's in January
Toyota Takeover "TBD"	Pass Holder Engagement / Enhance guest experience	Destination Pass / Paid	TBD
40th anniversary snowboard world champs "NEW"	Drive visitation / Enhance guest experience	Destination & Local Pass / Paid	~April 17-19, 2026
Peaks & Beats and Pond Skim	Drive visitation / Enhance guest experience	Destination & Local Pass / Paid	~April 25-26, 2026
Closing Day	Pass Holder Engagement	Local Pass Holders	Mid-May 2026
Total Events: 10			



Memo

To: Town Council
From: Flor Cruz, Annette Kubek and Helen Cospolich
Date: 7/16/2025 (for 7/22/2025 Work Session)
Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the last month.

Background

The Communications and Community Engagement Division will be providing monthly updates to Council. Established in April 2024, the division has spent the past year developing processes and procedures that strengthen the Town's overall message cohesion, improve brand recognition, and foster meaningful community engagement. Over the past month, the team experienced the departure of a staff member; however, efforts are underway to fill the position promptly in order to maintain a strong focus on cross-departmental collaboration and to continue campaign development and execution.

Public Outreach/Engagement, June-July 2025 Update

Messaging

This month the Communications and Community Engagement Division shared messaging on a wide range of topics, including Town operations, recreation events, Council initiatives, public safety and community engagement.

Specific subjects included:

- Staff recruitment
- Fire restriction education
- Noxious weed management
- Details regarding community events
- Dark Sky initiative
- Town Council updates
- Road construction updates – www.breckroads.com

Communication Channels

With this broad range of subject matter, communication channels and media have been carefully selected to align with audience needs. Some messaging is highly targeted and requires specialized information for specific groups, while other messages are broad and are more widely distributed to the community as a whole.

Recent targeted communication initiatives included:

- Energy Code Adoption Community Roundtable Series – Staff are using branded, targeted emails to effectively reach members of the construction community for these events and to provide follow-up resources.
- Race Breck's trail running and mountain biking events - The summer series events are promoted weekly through radio, emails, and social media, both paid and organic. The three Independence Day events added

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Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

local and regional newspaper ads and a series of blog posts, and a targeted email campaign reflected on the Firecracker 50's 25th Anniversary.

Other general communication channels used this month:

- Internal and external newsletters
- Radio
- Variable Message Signs
- Social media platforms
- Website updates
- Blog posts
- Print media - newspaper and magazine advertisements
- Trolley ads – ongoing through the year

Community Engagement

As part of the division's commitment to community engagement, the team has collaborated with the Social Equity Advisory Commission (BSEAC) to promote several of its initiatives, including:

- Disability Pride Month awareness
- The "I Am Summit 2.0" video series
- "Pedal Together: Community Bike Clinic Sessions."

The team has also launched the initial phase of the "Sign Me Up" campaign, which encourages community members to stay informed on Town of Breckenridge news and updates. Since June 26, the division has attended the Breckenridge Farmer's Market each Thursday to connect with community members in person, gather feedback on their preferred methods of communication, encourage them to subscribe to newsletters, sign up for email notifications, and follow the Town's social media accounts. Since the first market, the "Sign Me Up" webpage with this information has had 46 visitors over two weeks compared to 0 visits for the two weeks before June 26. Throughout this informal research, it has been confirmed that communication preferences vary greatly. People engage with Town of Breckenridge through many different channels including social media, email, newspaper, newsletters, and even signage.

Financial Implications

The division continues to work within the existing budget and has a strong financial standing for the remainder of the year.

Equity Lens

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust increases or remains. One primary focus remains translation of social media and other public-facing messages. Another focus is making sure all communications are ADA accessible.

Staff Recommendation

Staff will be available on Tuesday to answer any questions from Council.



Memo

To: Town Council
From: Melanie Leas; Housing Project Manager
Date: 7/15/2025 (for 7/22/2025 work session)
Subject: Stables Village Report

Town Council Goals (Check all that apply)

- | | |
|---|---|
| ☒ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☒ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☒ Organizational Need | |

Summary

In August 2023, the Stables Village workforce housing project broke ground on the development of 61 townhomes, duplexes, and single-family homes to serve the Summit County workforce. The first closing, a single-family home, took place in August of 2024 and closings on subsequent units have occurred monthly since. To date, there have been 32 closings with 29 more to go. Progress on the project has remained consistent, though there have been minor delays affecting the overall timeline. At the time of groundbreaking, project completion was projected for the end of 2025. However, due to unanticipated soil conditions requiring extensive mitigation, including additional infrastructure work and infill before foundation installation, the anticipated completion date has been adjusted to Q2 2026. With soil issues now resolved, construction is progressing efficiently. Homes are currently averaging about seven months from the start of framing to final move-in.

In the spring of 2025, the solar company hired at Stables Village went out of business, which left a gap in providing solar capacity to the homes. The development team quickly pivoted and were able to get a new team onboard and avoid further delays to homeowners. It's important to note that, as is typical with new construction projects, there is a standard delay between a home receiving its Certificate of Occupancy and the final activation of solar service by Xcel Energy. This delay generally ranges from 30 to 90 days. All homeowners are made aware of this timeline during their orientation, conducted by the development team prior to closing.

Town staff have received communication from Stables Village residents with concerns regarding parking. All units have a minimum of two parking spots, one in the garage and one surface spot. The subdivision is currently parked above Town code requirements. The master plan approved a minimum of 144 residential and 22 guest spaces for a total of 166 parking spots. The subdivision is supplying 158 residential and 22 guest spaces for a total of 180 spaces. The developer has requested an overflow parking area behind the subdivision. However, after a review with the Planning and Engineering divisions, Town staff is not recommending building an overflow parking area at this time. The subdivision is still under construction and staff would like to see the project completion prior to determining whether overflow parking is necessary.

Background

Stables Village is a project that is directed to benefit the 'missing middle' workforce of Summit County. With unit pricing ranging from the high \$300s to low \$800s, this project hit the 80-140% AMI targets. There was a strong demand for all unit types with an emphasis on single family homes and townhomes, which we believe is due to

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

the price points offered for townhomes and the scarcity of single-family homes offered (five total). The neighborhood is slated to be the first carbon-neutral, net-zero neighborhood of its kind, where when fully operational the solar panels produce more power than the home consumes on average.

Public outreach/engagement

There were four lotteries for each phase of the project with an average of 15 units per phase where the Summit Housing Authority received over 200 applications for each phase. Each lottery was advertised for several weeks prior to the lottery opening to allow for greater community awareness and access to the lottery process.

Financial Implications

The Stables Village project remains on budget regarding vertical construction. The vertical subsidy, approved in November 2022 at \$7.26 million (or \$119,000 per unit), has remained unchanged throughout the course of the project. The construction market generally sees an increase of 3-5% per year in material and labor costs. The development team has successfully navigated price fluctuations in materials and tariffs through negotiations with their subcontractors to continue to keep the building costs down, while still delivering the same high-quality products.

The infrastructure portion of the project is currently over budget by approximately \$1.1 million. Originally budgeted at \$11.9M, we are now at \$13M for infrastructure. This overage is primarily due to unforeseen soil quality issues and the necessary realignment of the sewer line, both of which were presented to Council for review and approval during fall/winter 2023.

In collaboration with our grants administrator, we have secured \$2.25 million in grant funding to support infrastructure work for this project. To date, we have received \$1,667,000 of those funds. Reimbursement requests for the remaining \$582,000 will be submitted in the fall and spring as the project approaches completion. These remaining funds are tied to the recreational path, trail connections, and final project wrap-up activities.

There will be a deep dive full review of the financials at close out of the project in 2026 for horizontal, vertical, fee waivers etc. to demonstrate the total final spend.

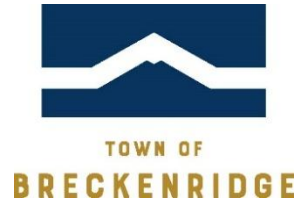
Equity Lens

The Stables Village project was designed with a strong emphasis on equity and accessibility. A broad range of price points was offered to meet the diverse housing needs of Summit County's local workforce. Of the 61 units, 18 were income-restricted to households earning below 140% of the Area Median Income (AMI), helping to ensure access for first-time homebuyers, despite the project's primary focus on serving the "missing middle."

To promote inclusivity throughout the homeownership process, all outreach materials, including website content, printed materials, and social media posts, were provided in both English and Spanish, ensuring that prospective buyers of all backgrounds were informed and welcomed.

Staff Recommendation

Upon project completion in 2026, staff will conduct a comprehensive final analysis of the Stables Village development. This review will include a detailed recap of the project's outcomes, key successes, and lessons learned. A final report will be presented to Town Council as part of the official project close-out process.



Memo

To: Planning Commission
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 7/16/2025 (for 7/22/2025)
Subject: Neighborhood Preservation Policy Worksession

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☐ Organizational Need | |

Summary

This memo provides a framework for discussing neighborhood preservation issues identified as general concerns by the Town Council. Given the multi-layered potential impact to the community, staff will present information on steps taken and feedback collected following the November 26, 2024 and January 28, 2025 Town Council worksessions, and seek Council direction on potential Code amendments.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

Background

In September 2007, Town Council voiced concerns regarding the development of large homes in Town and expressed their desire to maintain the character of the existing neighborhoods. The Council was concerned that “scrape offs” and new construction resulting in large homes could pose a threat to the existing character of these neighborhoods and directed staff to create a “Neighborhood Preservation Policy” (NPP). Based on the Council’s concerns, the Town embarked on an in-depth, two-year planning process that established above ground density limitations for single-family lots without platted building or disturbance envelopes (see attached map of neighborhoods subject to NPP standards). More recently, the Council requested staff revisit this topic due to current development trends and identified areas of concern at the November 26, 2024 and January 28, 2025 worksessions.

Development regulations that staff were directed to focus on by the Council at the worksessions included:

- Setbacks - Eliminate Relative Policy
- Building Height - 35’ maximum building height to remain but establish a maximum percentage of ridges that can be within a certain amount of feet of 35’
- Elimination of Positive Points for Electric Vehicle Chargers & Landscaping
- Additional density or square footage restrictions were **not** recommended

The Council also directed staff to consider enhanced sustainability regulations utilizing the Building Code adoption process that is currently underway and being directed by the Building Division, rather than exploring a parallel Development Code policy adoption. Sustainability regulations that staff were directed to explore included:

- Increased Energy Standards
- Electrification
- Glazing
- Material Diversion

To provide meaningful feedback to the Council, Planning staff in coordination with our Communications Division conducted a multi-pronged public engagement process on the Council's initial recommendations. The process began with a targeted meeting comprised of 23 local architects and builders on March 6, 2025, followed by a Planning Commission work session on April 1, 2025. Staff then expanded outreach to the general public through two public open houses on May 21 and June 25, 2025 that were supplemented by an online survey to gather broader community input. All property owners who would be impacted by NPP changes were mailed an invitation to attend in addition to the broader marketing efforts provided by the Communications department. All written feedback collected from the public process is included as an attachment to this memo.

Public Process Summary

Feedback from all three stages of the public engagement process showed general support for the Council's initial recommendations. Below are key takeaways from each phase.

Architects and Builders

Feedback from the architects and builders was constructive and collaborative, with professionals appreciating the opportunity for input while expressing concerns about maintaining project viability and homeowner value perception.

- Most respondents supported the proposed absolute setback requirement, though some noted it could make additions to older homes more difficult and potentially incentivize complete demolitions over renovations.
- There was mixed feedback on limiting the percentage of ridgeline at maximum height. Some felt this would force "convoluted designs with multiple unnecessary roof steps" and increase heat tape requirements, while others supported it as effective for reducing apparent building height.
- There was consensus among the group that removing existing positive point options without replacements would make projects harder to approve and should be done on a "1 for 1" basis. Suggested incentives for positive points included:
 - Non-combustible materials, defensible space, and building hardening
 - Reduced square footage below maximum allowed, shorter building heights, smaller garages
 - Higher-quality driveway materials beyond basic concrete/asphalt
 - Incentivizing preservation over scraping
- Several participants believed that the issue isn't absolute height but "human scale" - suggesting solutions like breaking up mass with projections and limiting floor-to-floor heights.
- While supportive of construction waste diversion goals, attendees warned about implementation challenges, referencing issues with mandated programs.

Planning Commission

The Planning Commission discussed approaches to managing building mass and neighborhood character, including positive point incentives for shorter driveways, smaller garages, material preservation, and tree conservation. There was debate among the Commission about balancing property owner rights with community aesthetic concerns. The Commission unanimously supported the Council's initial recommendations. The Commission emphasized the need for flexibility in implementation and maintaining minimum landscaping standards even with reduced positive point opportunities. Regulating bulk plane was suggested as an alternative to simple height restrictions by two Commissioners.

General Public

In-person feedback from approximately 20 of the 30 attendees indicated concern about changes to the Weissshorn area of Town but most were apprehensive about placing additional regulations on their own properties that would preclude them, or a future owner, from doing the similar types of development they had concerns with. The limited online survey results aligned with the in-person sentiment. Both in-person and online survey information showed some reluctance to eliminate positive points for landscaping. Staff believes this is likely because the respondents value the importance of landscaping as a character defining feature of the Town. The remaining 10 attendees expressed concerns with implementing any additional regulations.

Next Steps/ Suggested Code Amendments

Based on general support for the Council's initial recommendations from the public engagement process staff suggests the Council consider pursuing Code amendments in two phases. The two-phase approach will allow quick adoption of straight forward amendments while allowing additional time and input to fine-tune more complicated amendments.

Phase One (Straightforward Code Amendments), August 2025 initiation:

- Eliminate positive points for EV chargers
- Eliminate positive points for above average landscaping on single-family home properties
- Eliminate the Relative Setback Policy for single-family homes.

Phase Two (Code revisions that will require additional guidance from the Planning Commission and Town Council) Fall 2025 initiation:

- Building height revisions (Explore bulk plane or maximum percentage of ridges within 35')
- Explore positive point options, such as building hardening etc.

Staff notes that the two-phase approach recommended above would likely result in a time period in which opportunities for positive points on development projects are further limited. As mentioned, this limitation was a concern to some of the design professionals that engaged in the public outreach meetings. Staff are scheduling a work session in August with the Planning Commission to begin discussion of the potential for positive points with building hardening and wildfire prevention. Staff's goal would be to follow up with implementation of Phase Two in a timely manner, so the time gap between Phase One and Two adoption is minimized.

Financial Implications

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

Equity Lens

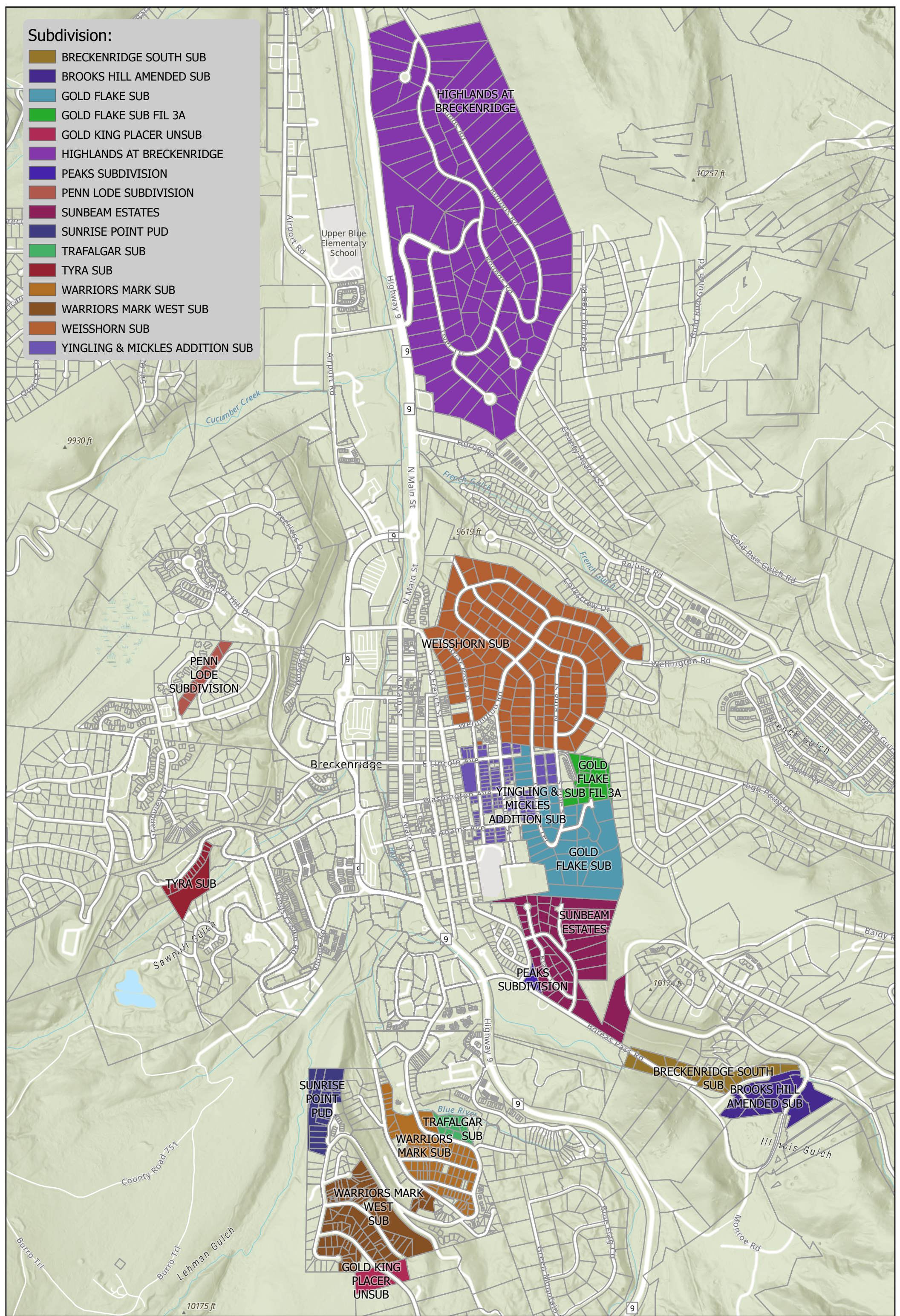
Related to the Town's Equity Blueprint, this policy does not further any of the Blueprint's goals since it pertains to preserving the character of single-family neighborhoods that are among the Town's most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

Staff Recommendation

Staff look forward to receiving Town Council direction on this issue and the recommended next steps. Staff will be available on Tuesday to answer any questions.

Subdivision:

- BRECKENRIDGE SOUTH SUB
- BROOKS HILL AMENDED SUB
- GOLD FLAKE SUB
- GOLD FLAKE SUB FIL 3A
- GOLD KING PLACER UNSUB
- HIGHLANDS AT BRECKENRIDGE
- PEAKS SUBDIVISION
- PENN LOD SUBDIVISION
- SUNBEAM ESTATES
- SUNRISE POINT PUD
- TRAFALGAR SUB
- TYRA SUB
- WARRIORS MARK SUB
- WARRIORS MARK WEST SUB
- WEISSHORN SUB
- YINGLING & MICKLES ADDITION SUB



Current NPP Subdivisions
Town of Breckenridge

NPP Architect and Builder Open House Written Comments

March 6, 2025

Suzanne Allen Sabo: “Thanks for allowing for the public comment regarding the new proposed codes.

- I do not have an issue with the 50’ absolute lot setback, as proposed.
- I would not restrict ridge height with the % of ridge length at 35’. This will force convoluted designs with multiple unnecessary roof steps.
- The removal of a lot of the positive point options will make it difficult to get certain projects passed through the planning process. Site disturbance is sometimes difficult to overcome when there is a steep site or a sloping street from which a driveway must enter a lot.

Adding some other positive points for hot button items would be helpful to both Architects and Planning staff, (ie....Solar thermal heating system, geothermal heating system, carbon neutral certification or no exterior heat). Perhaps the carrot, instead of the stick would be helpful.

Thanks!”

Tom Begley, Builder (Via Phone):

- Some old homes were placed askew when constructed. Increased setback requirements will make logical additions more difficult and possibly incentivize scraping and starting over.
- The Council is on the right track in terms of ridge height.
- Increasing the number of random ridge breaks necessitate more heat tape.

Brett A. Confer, Architect: “I agree with the comment that there needs to be viable options for positive points. An option could be positive points for renovations vs scrapes. Could incentives be created for increased density in the neighborhoods, to offset the FAR.”

Mickey Florio, Architect: “Thanks for having this meeting and, as someone said, doing a great job of distilling Council’s concerns so that we can have a focused discussion. I have lots to say and I’ll do my best to break them into a few categories.

Regarding eliminating options that we currently use to get positive points

I think this needs to be a 1 for 1. For every option taken away, one should be added. We either need to provide new ways to get positive points AND/OR lower the bar on granting positive points for existing policies.

- An example of lowering the bar would be Policy 7R, D. Driveways. This is a +4/-4 line item. We often get dinged for long driveways but do we ever get awarded positive points for short, well-thought out driveways? If so, I haven’t seen it. **(Staff Note: The point awards are at 2 point increments)**
- I see a big opportunity for new positive points in addressing wildfire resistance:

- Non-combustible or fire-retardant exterior materials.
- Non-combustible defensible space immediately around footprint (rip-rap cobble or thoughtful walkways, patios)
- No roof vents (that can suck embers into the attic)
- Decks made of non-combustible materials (concrete, stone pavers on pedestals, etc.)
- Other positive point items to consider:
 - Points granted for a percentage of square footage below the max allowed. We all know that economics dictates that we build out to every square inch of our allowable footage. Owners should get credit for bucking that trend.
 - Nicer driveway and entry hardscape. This is something that affects streetscape and thus the character of the neighborhood. Positive points should be granted for finishes that are better than broom-finish concrete and asphalt. I'm thinking stone paving on concrete slab substrate, decorative banding, colored concrete, acid-etched exposed aggregate concrete. These are all very expensive items and can be incentivized with positive points.
 - Policy 30A allows a single EPA-rated wood-burning appliance with no penalty. How about +1 for opting to do none?
 - Policy 4A: 900 SF of garage space is exempted from aboveground square footage. How about +1 or even +2 for opting for a 2-car garage (600 SF or less).
(Staff Note: The 900 SF bonus was eliminated in 2023)

Building Heights discussion:

I am against a bulk-plane. These are oftentimes implemented in an urban setting for sunlight access and that doesn't make sense here where sunlight is dependent on tree cover, lot size, lot orientation and other factors.

I am in favor of positive points for reduced building height and I see the opportunity to revamp the standards to include more and different options for getting points. Here are some ideas to fine-tune:

- 75% of roof is below 32' = 1 point
- Entire roof is below 32' = 2 points
- Entire roof is below 29' = 3 points
- I like the 8:12 pitch verbiage but could be modified. Instead of measuring in plan view, how about measuring in elevation? I'm thinking of tudor homes that appear to have all steep-pitched roofs but usually have a flat roof in the middle that's contained within the steep planes and isn't visible from any side.

- I like the section: “buildings that step down one full story on the edges may be awarded +1 points,” But recommend that “one full story” be replaced with an eave height. 16’ – 18’ seems appropriate. And define “edges.” Are we talking the two sides of the home? Or all sides?

Objections to home on Wellington from constituents:

We all know the house in question and I believe the issue is human scale. The absolute height isn’t the problem we’re trying to solve. The problem is that the monumental scale makes the building not look like a home. This would take some finesse but I think there are opportunities in terms of:

- Projections to break down the mass of the taller volumes
- Window groupings that are human scale, not office building or bank storefront size. We need to be careful here because some use of expanses of glass, for instance to separate solid volumes, is pleasing to the eye and reduces visual mass, but when applied everywhere, it’s too much.
- Floor to floor height. Anything over 11’ floor-to-floor should be discouraged. We should not be doing 2 story homes on flat lots that are 35’ tall.

Policy 9A, Setbacks:

I am against changing the 40’ absolute because it can reduce impact on neighbors. I had a project on Gold Flake Terrace where the south neighbor was over their side setback and the north neighbor was fairly far away. We were able to use this allowance to better center the home between neighbors.

Waste Diversion / reduce, re-use, recycle:

I’m in favor of stepping into these waters now because it’s a very complex issue and will take time to fine tune. A word of warning with what’s happening with demo projects in Boulder: This program is mandated and works on a per-weight fee for materials exported off the site. The result is that deep pits are being dug in backyards all over Boulder and old foundations dumped in. This is not fixing the problem... its just kicking the can down the road for the next generation.

Fixing the problem means engaging with habitat for humanity, recycled materials mfr’s the landfill and others. It probably means incentivizing building with re-used materials. And there are conflicts to be resolved. A big one is windows – they are easily removed from a home to be demo’ed and are expensive for a homeowner to buy new. TOB should consider if they will exempt U-factor requirements for re-used windows. Other examples are toilets and faucets that are not water-sense compliant – are those exempted? How about light fixtures that aren’t high-efficacy?

I recommend the Commission looking to the Roaring Fork Valley for examples. Perfectly good kitchens are being ripped out because the owners are ungodly rich and don’t like the color. A cottage industry has sprung up to reclaim, warehouse and re-sell these large installations but

from what I've seen, they're barely staying in business. I believe that this is a great business opportunity and a new resource for County builders (think ADU's) but it needs government financial support. We're fine with SCRAP losing money and I don't see how this industry should be treated differently.

Please feel free to pass this along to the Planning Commission/ Council and/or put my name forward to discuss in more detail. I'm happy to contribute to making our Town a better place!"

Mike Giller, Landscape Architect/ Project Manager: "My input to the meeting:

1. I concur the setbacks should be absolute, not relative.
2. Consider better thermostatic controls for snowmelt systems and heat tape systems as a positive point.
3. Consider a means to facilitate some social community points for public art in the form of a targeted donation/fee for a positive point.
4. A bulk plane requirement can be effective at reducing overall apparent heights. I sent you a separate email with this information.

I truly appreciate the opportunity to learn about the issues and offer input.

Mike"

D.J. Schappert, Builder: "Thanks for the invite to the meeting today. You mentioned that written comments can be helpful, so I wanted to reiterate one comment I made in our discussion. As modifications are considered to the planning point system, I would encourage the staff to consider options that preserve a perception of value for the homeowner. I understand the pros and cons of utilizing landscaping for points, but this option is generally well-received by homeowners because they see a tangible benefit of accommodating code compliance. Owners building a new house today face challenges with land availability, building costs, code restrictions, etc. It would be helpful to maintain some positive talking points that might allow the owner to perceive value and the Town's objectives to be met.

Thanks for always keeping good dialogue with those of us working in the Town.

DJ"

Neighborhood Preservation Policy

Mr. Kulick presented a work session to discuss neighborhood preservation issues that have been identified as general concerns by the Town Council. Commissioners were asked to respond to the following questions:

1. Does the Commission support increasing setbacks to the Council recommended minimums (making the current relative policy an absolute policy)?
2. Does the Commission support limiting the percentage of ridgeline that can be within the maximum building height?
3. Does the Commission support restricting positive points for EV charging and landscaping?

Commissioner Questions / Comments:

- Mr. Frechter: Homes being built now don't seem much bigger than what was being built in the 1990s. Perhaps corner lots could have more restrictive setbacks? (Mr. Kulick: With corner lots, if they have a double street frontage, both sides are restricted to a front setback and the remaining two sides are restricted by side setbacks.) I liked the comment of using positive points to encourage homes to step down in height closer to the setbacks. There's nothing about getting positive points for building an ADU on the property or contributing to the Town's employee housing pool. Smaller density or footprint as a percentage of the lot, being below the level should get positive points. Lower building height could get more positive points. Encouraging a two-car garage instead of larger three or four-car garage or encouraging a short driveway. Not just discouraging a lot of hardscaping but actually encouraging less hardscaping with a driveway through positive points.
- Ms. Gort: I feel like there should be a balance because it can be harder for lots that are not very wide but very long, or other odd shapes. Maybe something like a percentage of the depth? It's unfortunate that the style right now is boxy, big windows, with a lot of glazing. Everyone wants their amazing view that they bought the lot for. I'm against increasing regulations to punish that.
- Mr. Smith: I'd be interested in what ideas staff has for positive points? (Mr. Kulick: We are still working on determining that. One interesting comment that we got is positive points for the percentage of material remaining on the site or potentially getting positive points for being under a certain percentage and maybe negative points for being over a certain percentage. Town Council had us look into it and it was determined that the Summit County Resource Allocation Park (SCRAP) isn't prepared to handle such a high level of diversion. The other part is how to verify how much material is actually leaving the site. We have seen many homes where brand new, nice installations have been ripped out because the new owner didn't have the same tastes, especially with more expensive homes. Maybe we can figure out something in the future, but this could potentially be hard to enforce and an additional burden on our building officials. If they move from a half decommissioning to a full, it would be tough for our building officials to handle.)
- Mr. Guerra: As an example, we tried to do wood recycling several years ago and ran into numerous issues. (Mr. Kulick: Long term, our sustainability team is working with the SCRAP to figure something out, so we haven't given up on it but we're still working on it.)
- Mr. Leas: There needs to be a benefit for the homeowner giving it up and the entity taking the resources. No one is going to salvage materials unless there's an economic benefit, you should look at what kind of materials salvage companies can use. A lot of decisions are made on the front end of the project and things found during construction can weigh into the amount of material that can actually be saved.

- Mr. Guerra: Potentially having some sort of system to incentivize owners and builders to look at recycling and reusing materials instead of throwing it away is important.
- Mr. Smith: For the roof height, would changing these regulations just be incentivizing a flat roof? (Mr. Kulick: That was the concern of Town Council. If there are taller ceilings on the first and second floor, then you may be forced into shed roofs for most of the roof forms. Mr. Giller had a suggestion of using bulk plane, so there are two different options of a bulk plane or a maximum ridge height percentage based on the slope of the lot that may be presented back to Town Council.)
- Ms. Propper: I like the idea of limiting the percentage of maximum ridge height, as long as it's controlled because I'm not a fan of flat roofs. I like the suggestion of potentially making materials from a scrape available to someone building an ADU. There is also the issue of some of the stuff being ripped out being new but some other stuff is old and may not be viable to save, which should be considered if we implement this. As far as positive points for landscaping, in the case of 114 N Gold Flake Terrace, there are no plantings in front of the house at all. We should make sure that people are still doing effective landscaping as part of the project, and maybe have some sort of a happy medium. (Mr. Kulick: 132 N Gold Flake Terrace is an example of one house that got positive points for landscaping, and they have significant plantings in the front yard. In the cases of new developments, when the trees are planted they will look sparse because they are so small and if they were planted closer together, the owner will come back in ten years to take one out because the trees are too close to each other.)
- Mr. Leas: During our joint meeting with Town Council, I made a point that they should identify the problems they are trying to solve before going into this. We're trying to legislate things that people feel about a property which is different than being able to codify what we're trying to achieve. Coming here and being exposed to the point system is a new thing for me. Where I did business there was absolute standards for setbacks, etc. If you felt you had a hardship based on your lot you would argue the case but there were no negative points that you could take to deal with it. I think the Town should prioritize being flexible about it because there will be mistakes that are made and hardships that are created and we need to be willing to go back and take a look at things again. We need to be willing to consider the needs of the property owner and the needs of the town and the neighborhood. (Mr. Kulick: The prominence and overall large mass appearance of homes is the concern of the Council. The Town Council is trying to be very deliberate in giving the public, and specifically the local architects and designers, a chance to speak up and weigh in on this project and these changes.) (Mr. Truckey: We are one of only a few places in the county that has a flexible code like this, most places have a code similar to what you were describing.) Yes, I can see good and bad with both code systems.
- Mr. Giller: I think this is somewhat basic, sound architectural practice. Christopher Wren describes, "a cascade of roofs," and also, "a cascade of massing," and bulk plane is a way to define that. In the architecture profession there's a lot of thought and different ways of doing things. I think in terms of bulk plane the only one that doesn't comply is 121 S Gold Flake Terrace. Even the contemporary house (52 Stillson Placer Terrace), though 9,200 sq ft, has a cascading of mass on the left side, complies.
- Mr. Guerra: People don't like what's happening along Wellington. In regards to Susan's comment earlier about not liking flat roofs, I personally really like flat roofs. It's the current style and will vary over time. I think a lot of the disagreement currently, comes from differences of opinions on roof and general design style. (Mr. Kulick: Flat roofs are just the current trend. Looking at 106 Stillson Placer Terrace is a great example because it's essentially a rectangle with a couple gables, so they're not so much losing space by having gabled roofs. In neighborhoods where there's not a strict HOA design style you

get more variation.) How do we encourage a cascading roof style? Flat roof forms have less ice damming problems and require less heat tape than a more articulating roof style, which can get into our sustainability goals. Potentially limiting floor heights can limit overall roof height, and using positive points is a way to encourage that. I do like the setback rule, I think people can work with that. It's hard telling property owners that now they can't do what they thought they could do when they first bought the property.

Mr. Giller: With the police powers regarding safety and welfare, that includes planning and zoning; we are allowed to change our code over time as the need comes up.

Mr. Smith: I think the letter about lot clearing and trying to preserve mature trees is a good idea. Ideally trying not to scrape the whole lot, with construction and for ease of building. The preservation of mature trees where they already exist is important and could be a positive point opportunity, essentially legacy landscaping.

Mr. Leas: It could be an absolute policy that you have to leave a certain number or certain caliper of trees. (Mr. Kulick: We actually do that already and some of it plays into defensible space. In the example of 114 N Gold Flake Terrace, the property previously had a half-moon driveway; the new construction reduced the hardscape and lot disturbance that was there previously. To some extent, if there's mature trees in the primary building zone of the lot, we do allow people to remove those, but we do not allow people to remove trees that are in their view corridor.)

Ms. Gort: That could be another option for positive points, keeping trees in primary view corridors.

Mr. Guerra: We pretty much already have regulations protecting trees that are not in the building footprint or defensible space area. What are staff's thoughts on the suggestions for positive points included in the comments? (Mr. Kulick: We do still need to discuss this as a group before we can voice an opinion, but we appreciate all the comments received from architects and builders on the options for positive points.) I like the comments about positive points for different floor heights, we should not have excessive 11-foot floor to floor heights when repeated on multiple levels.

Mr. Frechter: The Upper Blue Planning Commission just approved a ranch-style home in the County where there was only one gable that was about 35 feet high. Potentially just going back to developments that are spread more across the land instead of going taller on multiple ridgelines so that they are less visible on the landscape.

Mr. Kulick: I wanted to highlight that I think there's been a misconception from the public that this policy and Neighborhood Preservation is only about the Weissshorn neighborhood. To be clear, this is about 16 different neighborhoods across town and would apply to many lots, not just the Weissshorn.

The hearing was opened to public comment; there were no public comments and the comment period was closed.

Questions:

Mr. Giller:

1. Yes, Ms. Gort made some interesting comments about the nuance of setbacks.
2. I think you need to limit the overall amount of ridgeline that is at the maximum, bulk plane is one idea to achieve that goal.
3. Yes.

Mr. Leas: I agree with Mr. Giller on all.

1. Yes.
2. Yes.

3. Yes.

Ms. Propper:

1. Yes.
2. Yes.
3. Yes, without abandoning some kind of landscape requirement.

Mr. Smith:

1. Yes.
2. Yes.
3. Yes. I feel like the landscape would be market driven but I guess not since we do notice some homes with very few trees. There should be a minimum requirement.

Ms. Gort:

1. Yes, with my aforementioned comments.
2. Yes, but how would we prevent people from just going a couple inches or foot below the maximum? It sounds very easy to work around. A lot of what we're seeing is that people are shocked by the new style, so maybe we should give people some time before we start limiting that.
3. Yes, for limiting EV. Maybe just tighten up how many points we give for landscaping or a baseline requirement.

Mr. Frechter:

1. Yes.
2. Yes.
3. Yes, but potentially keeping positive points for landscaping if we raise the bar of mature trees, larger caliper, etc.

Mr. Guerra:

1. Yes.
2. Yes, with incorporation of Mr. Giller's statements on the percentage of ridgeline.
3. Yes, but also thinking about planting large caliper trees potentially gaining extra points. Focusing more on aspens, because there is a limit to the height you can plant at this elevation, notwithstanding issues sourcing them and keeping them alive.

		Thank you for your interest in the Neighborhood Preservation Policy, please provide us some information about yourself.	If you are a full-time or part-time Breckenridge resident, please specify the neighborhood in which you reside.	Do you support establishing more restrictive setbacks (homes would be farther away from neighboring property lines and the street) for single-family home lots outside of the Conservation District that do not have a platted building or disturbance envelope?	Do you support restricting a percentage of a home's ridgeline to the maximum height of 35' (e.g. only 30% can exceed 32')?	The Town's Development Code offers positive points to offset negative attributes of development. Do you support eliminating positive point opportunities for EV chargers on single-family homes?	The Town's Development Code offers positive points to offset negative attributes of development. Do you support eliminating positive point opportunities for landscaping on single-family homes?	Please provide us with any additional feedback related to the Neighborhood Preservation Policy.
Respondent	Date Taken	Answer	Answer	Answer	Answer	Answer	Answer	Answer
1 2 3 4 5	05/21/25 01:02:59 PM	Full-time Resident	Warrior's Mark	No	No	No	No	
		Full-time Resident	weisshorn	Yes	Yes	Yes	Yes	
		Full-time Resident	Summit county (just above Breckenridge south sub)					
	05/21/25 05:41:53 PM	Full-time Resident	Valleybrook	Yes	Yes	No	No	
		Full-time Resident						
6	05/21/25 06:09:54 PM	Full-time Resident	Weisshorn	Yes	Yes	Yes	No	Although I answered yes to several questions there are other considerations while considering these changes in older neighborhoods.
7	05/21/25 07:04:21 PM	Full-time Resident	wellington	No	No	No	No	
8	05/21/25 07:39:31 PM	Part-time Resident	Weishorn	Yes	No	Yes	No	I think the houses built post Covid are the real issue and mainly one developer. I think they wanted Breck to be akin to Vail/Aspen but we are not. I'm not sure what new zoning regulations will ring in terms of the vision/mission of Breck. I think there are different questions than what was asked in this survey. Thanks for providing the opportunity to give feedback and for putting up with the NIMBYs at the meetings. The houses in lower warriors mark are quite small already and the lots are small, I don't understand the need to restrict building further. I also don't understand why some of my neighbors are exempt on the map.
9	06/25/25 08:06:19 PM	Full-time Resident	Penn Lode	Yes	Yes	Yes	Yes	
10	06/25/25 07:33:58 PM	Full-time Resident	Warriors Mark	No	No	No	Yes	
11		Part-time Resident	Historic district	No	No	Yes	Yes	
12	06/25/25 09:34:34 PM	Full-time Resident	Warrior Mark	Yes	Yes	Yes	No	
13		Full-time Resident	Weisshorn	Yes	Yes		No	Thank you for sharing and listening. Sarah went out of her way to make sure I was heard Limiting overdevelopment will keep Breck the place visitors want and appreciate traveling to
14	06/25/25 11:08:21 PM	Full-time Resident	Breckenridge South	Yes	Yes	Yes	Yes	

Hi Mark and Chris -

I hope I'm not too late with my comments. I see that Council is in retreat all day, but I didn't see the NPP on the agenda.

I wasn't able to submit my comments via the questionnaire because my Malware blocked it.

Here are my comments via email instead. Please share with Council. I appreciate your help.

Leigh

Comments to Town Council, May 27, 2025

Re: Neighborhood Preservation Policy

To the Breckenridge Town Council:

I appreciate the Town's willingness to take a hard look at the development occurring in my old neighborhood, the Weisshorn, and other similar locations around the town.

If we think about what preserves these neighborhoods, it is space between homes, trees and native vegetation for birds and pollinators, attractive natural landscaping, and homes that don't loom over others.

The original Neighborhood Preservation Policy failed because it allowed for home sizes to be larger than the lot could accommodate. It is not government over-reach to limit home sizes. It is a necessary function of government to manage limited resources. Lot sizes are limited. You can't build the most gigantic house on a quarter acre. The Town limits home sizes in several districts already.

As Council moves forward with changes to the Development Code, please implement:

Strong Set-backs and non-disturbance envelopes: Don't allow developers to scrape the whole lot from border to border to facilitate construction. Require fenced off set-backs that preserve native vegetation and trees between lots.

Landscaping: Require native vegetation, large caliper trees. Do not allow turf grass.

Reduce or eliminate use of retaining walls: The scrape and new construction at the corner of High Street and Wellington Road has now installed a massive concrete block retaining wall to accommodate a driveway on a lot that is too small for everything they are trying to do. This unattractive solution does not serve the Town's aesthetic.

Building Height: Bring down overall roof heights. The massive barn-like structure under construction on Wellington Road is a good example of why building heights should be reduced.

Incentivize Remodels instead of Scrapes: Improve the ability to get positive points for Not scraping a lot.

Reduce allowed home size, density, and mass: the original NPP has failed because allowed home sizes are too large.

Thank you for your consideration of my comments.

Yours,

Leigh Girvin
Breckenridge, CO



Memo

To: Town Council
From: Laurie Best, Housing Director
Date: 7/16/2025 (for 07/22/2025)
Subject: Runway Neighborhood Deed Restriction/ Lottery Discussion

Town Council Goals (Check all that apply)

- | | |
|---|---|
| ☒ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☒ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☐ Organizational Need | |

Summary

As the development of the new Runway Neighborhood progresses, it is important to determine the terms of the deed restriction and details/policies for the sale and lottery processes as described in this memo. Pursuant to the current schedule, the first phase development tracts will be conveyed to the developer sometime in September. This conveyance is contingent upon Council reviewing and approving the project budget which includes the vertical pricing. The preliminary budget estimate is also scheduled for discussion at the July 22nd Council work session and there will be budget follow ups into September when the Council will be asked for authorization to convey the land. The deed restriction should be recorded prior to the conveyance, so we are starting the process to draft that document and seek Council feedback on the following terms and details. Also note that there is a work session scheduled with the Breckenridge Social Equity Advisory Commission on July 16th to discuss the deed restriction and sale process, and we will bring that feedback to Council verbally.

Background

Deed Restriction Elements:

Ownership of other property - In previous lotteries and neighborhoods, the buyers of townhomes, which are the lowest-priced and most highly-subsidized units, have been prohibited from owning another home in Summit County, while the buyers of the higher-priced duplexes and single-family homes were allowed to own one other property in Summit County. While there is a difference in the way the households were restricted, staff have always felt that this approach was reasonable because the higher-priced single-family homes actually subsidize the lower-price point units. In general, the buyers of the higher-priced units are covering the cost to produce their unit as well as subsidizing the lower-price point units. The lower-priced townhomes are typically intended as entry level units to serve households who may not have had the opportunity to access homeownership and wouldn't have the capacity to maintain multiple mortgages. The higher-priced homes tend to target households that may have been in the community for a longer time and/or are seeking units that meet their needs as growing families, but they are still unable to access market rate units that meet their needs due to higher market-rate prices. A mixed income neighborhood concept is an important element of the Runway Neighborhood and staff believes some variation in the ownership policy is necessary to meet the price points for lower-income households by attracting higher-income households.

Income Caps - In Stables Village, the buyers of the townhomes were subject to income testing and the buyers of the duplexes/single family homes were not. Again, there is a difference in the way the households were restricted, but staff ultimately felt the difference was reasonable because it is very important that the lowest-priced homes

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go to the households that need that lower price point because it is all they can afford. Without an income cap on those most-affordable units, higher-income households could buy those units when they could actually afford the higher-priced units. With the higher-income units, the Town has not been as concerned about capping income because the purpose is to provide a mixed income neighborhood that serves a very diverse workforce.

In addition, income capping the lowest-priced units enables the Town to utilize state grants to offset some of the subsidy required to achieve those price points. The state will provide gap funding through Prop 123 if homes are income tested at 100% AMI. We expect the townhomes will all be affordable to households at 80% AMI or less when they are delivered starting in 2027. This approach does provide a sufficient buffer in terms of the pricing and the income cap. Staff support the income cap because without the Prop 123 funds, the Town's subsidy increases by approximately \$2.1M.

Deed Restriction Lights - In most deed restricted neighborhoods that have been developed by the Town, all of the restricted units are subject to a full deed restriction that includes an appreciation cap in order to ensure they stay affordable over time. Because these units are so discounted when compared to market rates, without an appreciation cap they could be resold by the first buyer at whatever price the market will bear and would not stay as affordable over time for subsequent buyers. Long term affordability is an important goal of the housing program, especially given the Town's significant up front subsidy to make the developments financially feasible. But, given the increasing gap between the cost to produce units and the prices that locals can afford to pay, it has become more challenging to pencil projects even with cash subsidy from the Town. It should be noted that the Town typically allows private sector developers to include market rate units in their neighborhoods to help cover the gap, but the Town has never included unrestricted market rate units in Town projects. As a way to potentially maintain the lowest price points without market units and without increasing the Town subsidy, staff have proposed some higher-priced light deed restricted units. These are not market rate units, because they are still subject to employee occupancy, but the price would not be capped and could increase based on what the market will bear for an employee restricted unit. For the purpose of the budget, we are currently proposing an initial sale price of \$1.3M for the 4 bedroom single family deed restriction light. There are a total of four of these units in the first phase. As these units roll out, we would have flexibility to adjust the price up or down based on the market absorption, recognizing that reducing the sale price for these units could impact the Town subsidy.

Accessory Dwelling Units (ADUs) – Staff is very interested in maximizing the number of homes created and creating diversity and opportunity in the Runway Neighborhood. ADUs can provide a great opportunity for the owner of the home, for the community as affordable rentals for local workforce, and for quality of life as the units are dispersed in neighborhoods as opposed to larger apartment complexes. The current concept for ADUs is to build out the shell on all 44 single family units that can accommodate an ADU. These are the higher-priced units that target higher-income households. This would be unfinished space above the garage useable as storage only, but ADU-ready in terms of stubbed water/sewer lines. Staff believe the owner/buyer should be responsible for the expenses associated with the buildout of the ADU if the owner chooses to finish the space as an ADU. A portion of their expense could be recouped as a capital improvement and the ADU can serve as a separate unit, subject to the deed restriction. One issue to be discussed, and we seek Town Council's input, is whether an ADU must be rented, or if it can be left empty, or used for family purposes?

Lottery/Sale Process Questions:

Priorities - To ensure everyone has the same access to these units, the Town will use a lottery process to determine the order in which buyers will be able to enter a sales contract. In the past, the Town has included some priorities in the lottery, for example buyers who have lived in the community for 10 years have received an extra lottery ticket. That approach clearly provided a greater opportunity for certain households, and staff is concerned there could be some unintended consequences that impact protected classes. Staff are not recommending priorities based on time in the community but still believe there is significant benefit in prioritizing buyers who work in the Upper Blue Basin/Town of Breckenridge. One of the goals of the housing program is to try to reduce in-commuting, vehicle miles traveled, and congestion and one way to accomplish that goal is to reduce the distance between home and work. Staff feel this is still an important and valid goal, and a priority in the lottery would support that goal.

Fee - Unfortunately, in the past, the developer's lender requirements caused the lottery and sale process to occur well in advance of when the units were completed and ready for closing/occupancy. This timing occurred because

lenders have been requiring executed contracts prior to funding the construction loan. For the Runway project, we are hoping to work with the lenders to minimize this issue, as it is very challenging for the buyer and the developer to execute purchase contracts more than a year before the home is ready, and in some cases before the vertical construction has even started. Circumstances can change over the period of a year and as a result there are lots of last-minute dropouts which create issues for the developer who has completed the home and is covering the interest on the loan until the sales revenue is realized. We've also discovered that applicants are submitting for multiple lotteries and are frequently participating in lotteries for homes that they cannot afford or do not meet their needs at all. We will be evaluating the lottery and sales processes and possibly modifying some elements that could include a fee to enter the lottery and higher or escalating earnest money requirements as the home gets closer to completion.

Public Outreach/ Engagement

As the process moves forward there will be a public open house scheduled most likely in the fall to disseminate information about this neighborhood as well as deed restrictions in general and best practices for interested parties and households that are trying to navigate the process to buy. We are coordinating with the Summit Combined Housing Authority and will provide Council more details once that is scheduled.

Financial Implications

There are no additional financial implications other than those specifically noted above.

Equity Lens

As noted above, staff is meeting with BSEAC to discuss the deed restriction and the lottery on July 16th and will relay their feedback verbally.

Staff Recommendation

We look forward to this discussion with Council and your direction/feedback relative to:

- Ownership of other units within Summit County
- Income Caps
- Deed Restriction Light
- Accessory Dwelling Units
- Lottery Priorities
- Lottery Fees

We also look forward to any other feedback or questions regarding the Runway Neighborhood.



Memo

To: Town Council
From: Laurie Best, Housing Director and Melanie Leas Housing Project Manager
Date: 7/15/2025 (for 7/22/2025 Council Meeting)
Subject: Runway Neighborhood Vertical Pricing Update

Town Council Goals (Check all that apply)

- | | |
|---|---|
| ☒ More Boots & Bikes, Less Cars | ☒ Leading Environmental Stewardship |
| ☒ Deliver a Balanced Year-Round Economy | ☐ Hometown Feel & Authentic Character |
| ☐ Organizational Need | |

Summary

The Development team (Developer) for the Runway Neighborhood has collaborated closely with Town staff to prepare a budget for Phase 1 vertical construction. In order to prepare pricing for vertical hard costs, the developer solicited bids from three general contractors. At Town Council's direction, staff has engaged a third-party owner's representative firm, Artaic Group, lead by Chris Guarino and John Bills, to further vet these costs to ensure fair pricing.

Background

At the June 10th Town Council meeting, the Developer Agreement was approved, allowing Phase 1 infrastructure work to proceed on the planned construction of 81 townhomes, duplexes, and single-family homes. In accordance with the agreement, the development team continues to analyze vertical construction pricing to identify the funding gap between total building costs and projected sales revenue. This gap will help determine the necessary subsidy to meet the Town Council's established goals of larger unit sizes that increase livability, affordability and sustainability goals.

As construction documents have been refined, the development team has solicited and received hard bids for vertical construction from three contractors. These bids will inform the next phase of negotiations, which will be discussed with Council review in executive session. At this stage, overall project costs remain consistent with the previously discussed \$34.6 million investment.

A vertical construction subsidy of \$10.6 million is currently projected to be necessary. This funding is essential to keep unit prices within reach for the community, as many units would otherwise cost more to build than they could recoup in sales. The subsidy supports immediate affordability and helps preserve lower resale prices, ensuring long-term affordability for resales across future generations of homebuyers. The current breakdown of the subsidy is approximately \$130,000 per unit or \$48,000 per bedroom. These figures are comparable to other workforce housing projects within Town.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public outreach/engagement

Public outreach remains an integral part of the overall Runway Neighborhood project. However, the development of vertical pricing is subject to confidentiality of bids to be discussed in executive session. No public outreach has occurred relative to the development of vertical pricing

Financial Implications

It is currently estimated that the Town's financial contribution to the overall project will be \$34.6M, with \$24M towards infrastructure and the remainder towards the vertical subsidy to ensure the affordability of the units. The Finance Department cash flow report, which indicates the Town's financial well-being, demonstrates that the Town can absorb the funds necessary to produce Phase 1 of the project

Equity Lens

Staff attended the Breckenridge Social Equity Committee's (BSEAC) July 16th meeting to discuss implications of this project as it relates to pricing of units, deed restrictions, and lottery processes. The results of that discussion occurred after the submission of this memo for the Town Council packet, and staff will be prepared to discuss the content of the BSEAC discussion on Tuesday.

Staff Recommendation

Staff recommends proceeding with vertical pricing exercises and believes the pricing received falls within prior estimates or below pricing on recently completed projects across Summit County. Specific costs and contractor bids will be further discussed during the ensuing executive session.